



Monmouth Drive, Boldmere  
Sutton Coldfield, B73 6JN

Offers in the Region Of £725,000



- **SUPERBLY LOCATED CHARACTERFUL DETACHED PROPERTY**
  - **FIVE WELL PROPORTIONED BEDROOMS**
  - **SEPARATE LOUNGE AND DINING ROOM**
  - **BREAKFAST KITCHEN WITH GARDEN ROOM OFF**
    - **GUEST CLOAKROOM**
    - **BEATIFUL MATURE GARDEN**
  - **DESIRABLE VIEWS ONTO SUTTON PARK AND GOLF CLUB**
- **CLOSE PROXIMITY TO BOLDMERE HIGH STREET AND AMENITIES**

This well proportioned superbly located characterful five bed detached property occupies an enviable situation on this coveted road enjoying views onto Boldmere Golf Club and Sutton Park within close proximity of nearby Boldmere High Street and its wealth of amenities. Retaining many desirable features the accommodation itself is accessed via a most attractive hall with feature stained glass windows having doors off to separate reception rooms along with a breakfast kitchen, guest cloakroom and garden room. The five well proportioned first floor bedrooms and complimented by a bathroom and separate wc. Outside a driveway prides garage access and off road parking whilst to the rear sits a well proportioned mature rear garden and patio. An early viewing is essential in order to avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)







Porch

Hall

Lounge 5.27m (17'4") x 3.91m (12'10")

Dining Room 4.71m (15'6") max x 3.91m (12'10")

Breakfast Kitchen 5.69m (18'8") x 3.42m (11'2")

WC

Garden Room

Covered Passage

Landing

Bedroom 1 5.40m (17'9") max x 3.91m (12'10")

Bedroom 2 4.71m (15'6") max x 3.91m (12'10")

Bedroom 3 3.64m (11'11") x 2.87m (9'5")

Bedroom 4 3.02m (9'11") x 2.46m (8'1")

Bedroom 5 3.84m (12'7") x 2.08m (6'10")

Bathroom

WC

Garage









# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

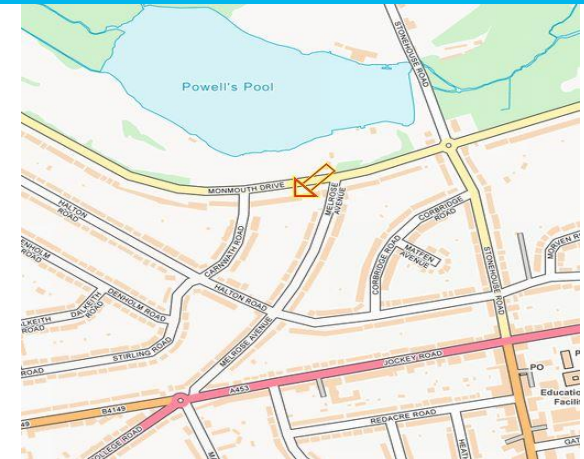


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-9	B		
69-8	C		C
55-6	D		
39-5	E		
21-3	F		
1-20	G	G	

**EPC TO FOLLOW  
NEW INSTRUCTION**

## Map Location











### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 2nd July 2024