



Stonehouse Road, Boldmere
Sutton Coldfield, B73 6LL

Offers in Excess of £750,000

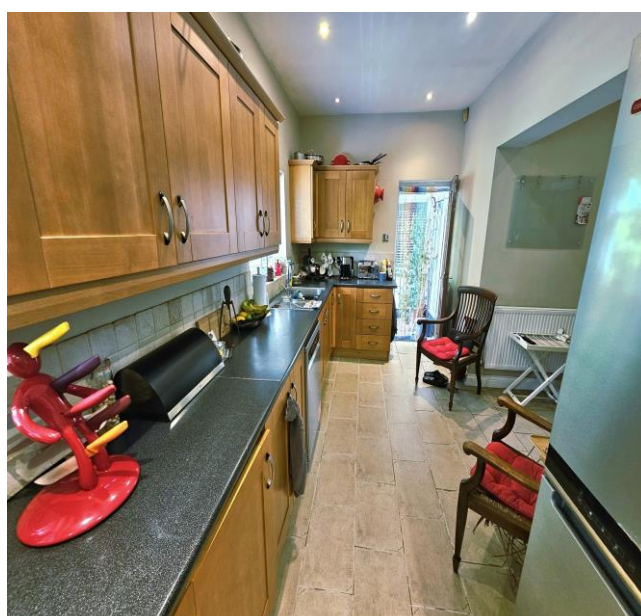
Boldmere

Offers in Excess of £750,000

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OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - Delightfully positioned and offering therefore unrivalled access to a range of local amenities this five bedroom detached home is situated on Stonehouse Road and offers a large rear garden which borders Monmouth Drive providing (subject to regulatory approval) the opportunity for extension and alteration within the plot which overall comprises some 0.16 acres. Being immediately opposite Sutton Park the attraction of this delightful home are obvious, being within a few hundred yards of Boldmere centre with a wealth of arterial transport connections by road and rail to Birmingham and beyond as well as having a range of local schools and abundant shops stores and social entertainment venues. The property on offer comprises extensive gated front driveway with parking thereto with integral garage leading off, porch with inner hallway, ground floor shower room, through lounge dining room, fully fitted breakfast kitchen with, to the first floor, five double bedrooms and family bathroom with full suite to offer separate 'roll top' bath and shower cubicle. To the outside rear the potential of the plot becomes obvious with an extensive lawned garden radiating parallel to Monmouth Drive and containing a patio area and summer house - all delightful as a family entertainment space. The vendor is prepared, subject to offer, to negotiate the inclusion of certain of the contents. Viewings are by appointment only and via Paul Carr Boldmere office.





Property Specification

AVAILABLE WITH NO ONWARD CHAIN - VACANT POSSESSION UPON COMPLETION - SUBJECT TO OFFER SOME ELEMENTS OF THE CONTENTS MAYBE AVAILABLE TO PURCHASE
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND

AN OUTSTANDING OPPORTUNITY TO ACQUIRE AN UNIQUE FIVE DOUBLE BEDROOM DETACHED HOME POSITIONED ON THE CORNER OF STONEHOUSE ROAD AND MONMOUTH DRIVE
LARGE LAWNED GARDEN PLOT RUNNING PARALLEL TO MONMOUTH DRIVE, OVERALL PLOT 0.16 ACRES
SWEEPING FRONT DRIVE AVAILS SECURE GATED PARKING FACILITATING SEVERAL VEHICLES IF SO REQUIRED

Garage

Kitchen 5.94m (19'6") x 2.40m (7'10")

Shower Room

Reception Hall 6.50m (21'4") x 1.76m (5'9")

Porch

Dining Room 4.21m (13'10") x 3.33m (10'11")

Lounge 4.70m (15'5") x 4.24m (13'11")

Bedroom 4 3.33m (10'11") x 2.67m (8'9")

Bedroom 3 3.99m (13'1") x 2.69m (8'10")

Bathroom

Bedroom 5 2.92m (9'7") x 2.77m (9'1")

Bedroom 2 4.24m (13'11") x 3.10m (10'2")

Bedroom 1 4.39m (14'5") x 3.20m (10'6")

Agent's Note:

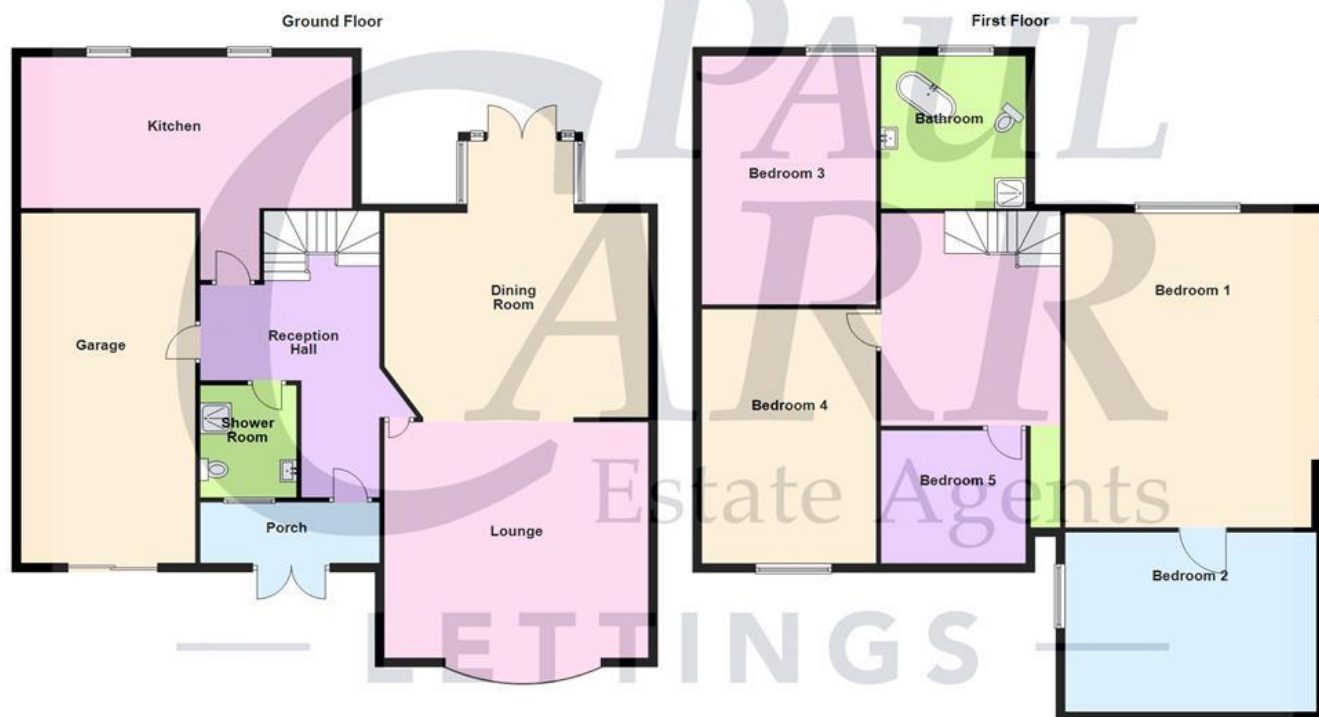
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 8th September 2025

Viewer's Note:

Services connected: ALL
Council tax band: E
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

