



Monmouth Drive,
Sutton Coldfield, B73 6JX

£595,000

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This superbly located dormer bungalow occupies an exceptional situation enjoying superior views onto Sutton Park and sits within close proximity of desirable shops schools and transport links.

Offering the advantage of no onward chain along with accommodation that includes a most welcoming hall, a generous lounge, separate dining room, breakfast kitchen, two bedrooms, shower room, utility and W.C. to the ground floor along with a generous master bedroom with dressing area and shower room to the first floor.

Outside a generous driveway provides off road parking for multiple vehicles plus garage access and an additional gated entry to the garden. To the rear there is a superbly kept garden with patios and sheds.

- SUPERBLY LOCATED WELL PRESENTED DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- SHOWER ROOMS TO GROUND AND FIRST FLOOR
- GENEROUS LOUNGE WITH SEPARATE DINING ROOM OFF
- BREAKFAST KITCHEN WITH SEPARATE UTILITY
- MASTER BEDROOM AND DRESSING AREA TO FIRST FLOOR
- TWO BEDROOMS TO GROUND FLOOR
- SUPERIOR VIEWS ONTO SUTTON PARK
- NO ONWARD CHAIN





Property Specification

The property briefly comprises:

Hall

Porch

Dining Room 3.24m (10'8") x 3.00m (9'10")

Lounge 5.37m (17'7") x 3.59m (11'9")

Breakfast Kitchen 4.99m (16'4") x 3.00m (9'10")

WC 1.22m (4'0") x 1.14m (3'9")

Utility 1.29m (4'3") x 1.14m (3'9")

Shower Room 2.94m (9'8") x 1.93m (6'4")

Bedroom 4.47m (14'8") x 3.61m (11'10")

Bedroom 5.38m (17'8") max x 3.66m (12')

Bedroom 3.00m (9'10") x 2.23m (7'4")

Shower Room 3.22m (10'7") x 1.27m (4'2")

Garage

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: 30th November 2021

Viewer's Note:

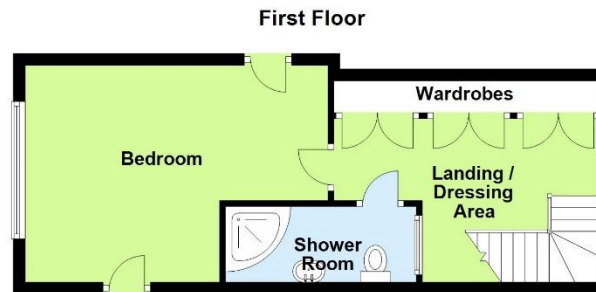
Services connected: Mains electricity, gas, water & drainage

Council tax band: F

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

