

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A beautiful detached residence
- ◆ Wonderful views over the Sailing Club within Sutton Park
- ◆ Stunning entrance hall and guests cloakrooms
- ◆ Lounge, Sitting Room and Snug
- ◆ Large dining kitchen
- ◆ Four excellent bedrooms (three with fitted wardrobes)
- ◆ Two en-suites and luxury period style bathroom
- ◆ Fore garden offering multiple parking space
- ◆ Large Garage
- ◆ Very generous garden being the perfect compliment



107 Monmouth Drive, Sutton Coldfield, B73 6JJ ~ Offers around £800,000

Welcome to Monmouth Drive, Sutton Coldfield - a truly remarkable freehold property that exudes elegance and charm. This detached house boasts not only a substantial size but also offers lovely views that will surely captivate your heart. Upon entering you are greeted by a lovely welcoming hallway leading to a guests cloakroom, family lounge with entertaining doors through to a sitting room and cosy snug, offering wonderful reception rooms to relax in or entertain guests. There is a large comprehensively fitted kitchen with an incredible double sized Aga perfect for every Chef. To the first floor are four very generous bedrooms (three with fitted wardrobes and two with en-suites). plus a beautiful period style bathroom. To the front is a deep fore garden with planted quadrant and ample parking space plus access to a large garage (with utility space and built in dogs shower). As you step outside to the rear, you are greeted by a large garden that offers endless possibilities - from hosting summer barbecues to creating a tranquil oasis for relaxation. The outdoor space is perfect for children to play in or for those with a green thumb to indulge in gardening activities. Don't miss out on the opportunity to make this house your home. With its spacious layout, beautiful views, and charming features, Monmouth Drive is ready to welcome you with open arms. Council tax band F. EPC rating D.

Access is via a deep fore garden offering multiple parking spaces, access to garage front, raised planted quadrant

ENCLOSED PORCH Double glazed leaded light window to front and matching central door, tiled floor, feature timber stained glass reception door with leaded light stained glass windows to either side

HALLWAY A lovely grand entrance with newel and balustrade staircase to first floor, Tudor style beamed ceiling, plate rail, radiator, oak floor, door into the under stairs storage cupboard, doors into lounge, snug and

GUEST CLOAKROOM White close coupled WC, wash hand basin, radiator, spotlights to ceiling, tiling to part walls and floor

LOUNGE 16'1" max into bay 12'2" min x 12'2" max 11'7" min to chimney breast Having a double glazed leaded light bay window with leaded light stained glass top lights, radiator, deep coving and medallion to ceiling, picture rail, fire surround with fitted wood burning stove and tiled hearth, leaded light double opening entertaining doors through to

SITTING ROOM 15'6" max into bay x 12'1" max 11'0" min to chimney breast Beautifully appointed with glorious views across the garden, double glazed leaded light window system to rear including double opening doors and leaded light stained glass top lights, deep coving and medallion to ceiling, minster style fire surround with living flame effect fire and timber effect floor that continues throughout, fitted display shelves and concealed radiator

SNUG 11'1" max into bay x 9'10" max 8'7" min to chimney breast A lovely cosy third reception room with coving and medallion to ceiling, original style dresser to one recess, original style fire surround, picture rail, radiator, double glazed leaded light angled bay window and servants bell (now used for decoration)

DINING KITCHEN 20'3" x 12'10" max A wonderful country style kitchen with a comprehensive range of units to include, drawer, base and eye level cupboards, integrated fridge and freezer, dish washer, quartz work surface and up stands, large dresser style units to rear, double sized aga with insert spotlights, tiling to splash back, white Belfast style double sink and etched drainer, double glazed leaded light window to rear and double glazed door out to garden, tiled floor, double glazed leaded light door into

GARAGE 18'7" plus door well x 13'1" (please check the suitability of this garage for other vehicles) Door into store cupboard, a very large garage with base and wall mounted units, stainless steel sink and drainer, space and plumbing for washing machine, fitted dog shower, tiling to part walls, electric up and over door, double glazed pedestrian door and two velux roof lights

FIRST FLOOR LANDING Access to loft space, picture rail, stained glass leaded light window and doors into

MASTER BEDROOM SUITE 15'5" max into bay 12'10" min x 12'0" max 10'10" min to chimney breast Double glazed leaded light bay window to rear, radiator, picture rail, medallion to ceiling, door into

ENSUITE Double glazed wet and dry shower cubicle with overhead shower and rinsing aid, wash hand basin set into a vanity unit, close coupled WC, double glazed leaded light opaque window, tiling to walls and floor, spotlights to ceiling, vertical radiator

BEDROOM TWO 16'3" max into bay 12'3" min x 10'0" min to wardrobe front 12'0" max into wardrobes A second excellent double bedroom with double glazed leaded light bay window to front, picture rail, built in his and her wardrobes, radiator, timber effect floor

BEDROOM THREE 14'10" max 13'2" min A further double bedroom with coving and spotlights to ceiling, double glazed leaded light window to rear, radiator

BEDROOM FOUR 9'8" min to wardrobe front 12'3" max into wardrobes x 8'7"

Double glazed double opening doors leading to a private balcony picture rail, radiator, timber effect floor, built in wardrobe to one side, door into

ENSUITE Shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, tiling to part walls, double glazed leaded light opaque window, ladder style radiator/towel rail, timber effect floor

BATHROOM A lovely period style bathroom with roll edge claw footed sand alone bath with shower attachment, wash hand basin set into a vanity unit, close coupled WC, tiling to part walls and floor, period style radiator/towel rail, double glazed opaque leaded light window to front

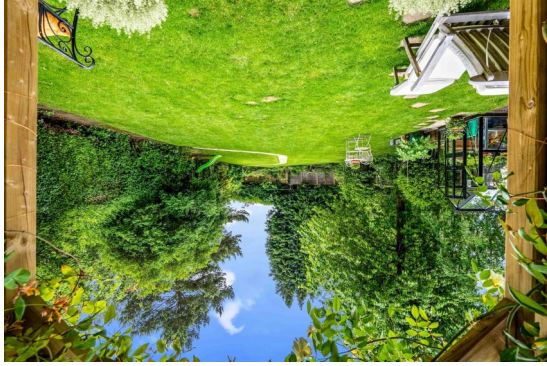
REAR GARDEN A very large mature garden with patio to fore, barbeque and raised beds, summer house/bar leading to a large shaped lawn with pathway, an abundance of flowering verdant flowers



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G		



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

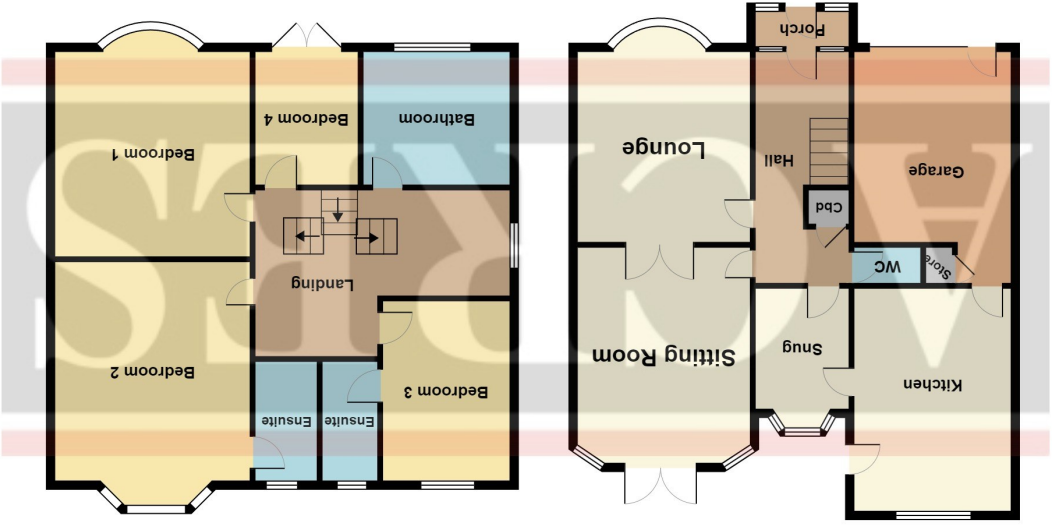
TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

As per sales particulars.
 Recommended via Acres on 0121 321 2101.

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

Monmouth Drive, Sutton Coldfield



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.