

# ACRES

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www.acres.co.uk

- Four bedroomed , detached family home
- Fully comprehensive bathroom
- Impressive & considerable bathroom
- Appealing rear dining room
- Kitchen & utility
- Garden room and two wc's
- Sizeable garage
- Multivehicular drive to fore
- Expansive gardens with abundance of potential
- No onward chain



**MONMOUTH DRIVE, SUTTON COLDFIELD, B73 6JH - OFFERS AROUND £700,000**

This four-bedroomed, detached and freehold family home occupies a prime corner plot on the ever-popular Monmouth Drive in Sutton Coldfield, enjoying an enviable and adjacent position to Sutton Park — one of the largest urban parks in Europe. Offered with no onward chain, the property presents an exceptional opportunity for renovation, modernisation and extension (subject to the necessary planning permissions), making it a truly exciting prospect for families and developers alike. Within walking distance to well-regarded schools for all ages, the location is ideal for growing families. A wide range of shopping amenities and facilities can be found just a short stroll away in Sutton Town Centre and at the Princess Alice Retail Park, while the area is well connected via regular bus services and nearby road links. Internally, the home benefits from gas central heating and PVC double glazing (both where specified). Accommodation currently briefly comprises: porch, a deep and welcoming entrance hall that opens into a generous lounge, fitted kitchen, and ground floor w.c. Further ground floor rooms include a dining room, utility, garden room, and an additional w.c., offering versatile space that could be adapted to suit a variety of needs. To the first floor are four bedrooms, all serviced by a comprehensive family bathroom, completing the internal layout. Externally, the home is set back behind a multi-vehicle driveway, framed by mature shrubbed borders providing both kerb appeal and privacy, access is provided to a sizeable garage. To the rear, a spacious lawned garden with established boundary lines offers further privacy and outdoor potential, while a rear dropped kerb hints at additional parking or garage potential, subject to planning and design. To fully grasp the size, position and incredible scope of this unique home, internal inspection is highly recommended. A freehold property set in council tax band F & EPC rating TBC

Set back from the road behind a multi vehicular block paved drive with well-tended lawn and shrub borders, access is given into the accommodation via a Pvc double glazed obscure door with window to the side into

PORCH: An obscure window to side overlooks lounge, electric radiator, tiled flooring, timber obscure glazed door with window to side open into

DEEP ENTRANCE HALL: Glazed doors open to kitchen and considerable family lounge, further doors to

GUEST CLOAKROOM/Wc: Radiator , stairs off to first floor

FAMILY LOUNGE: 19'07" x 16'01" Pvc double glazed bow window to fore, electric fire set upon a tiled hearth having brick surround and timber mantle over, radiators, glazed door back to hall and double doors open to

REAR DINING ROOM: 15'07" x 9'01" Pvc double glazed windows to side, patio doors open to rear garden, gas fire, radiator, space for complete dining suite, glazed double doors back to family lounge and a glazed single door opens to

KITCHEN: 10'03" x 9'0 Pvc double glazed windows to rear, matching wall and base units with recesses for cooker, rolled edged work surfaces with stainless steel sink drainer unit, built in storage, radiator , glazed doors open back to entrance hall and dining room, further glazed door opens to

UTILITY: 6'04" x 5'09" Pvc double glazed window to rear, wall and base units with recesses for washing machine, dryer and fridge/freezer, edged work surfaces with sink drainer unit, tiled splashbacks, glazed door back to kitchen door to

GARDEN ROOM: 14'11" x 12'09" max 10'08" min Pvc double glazed window to rear with door to side opening to patio, tiled flooring, glazed door back to utility, fitted storage, doors to garage and to

SECONDARY WC: Suite comprising, low level Wc, tiled splashbacks, door back to garden room

GUEST CLOAKROOM/WC: Suite comprising, low level Wc and vanity wash hand basin, space for coat storage, electric radiator, door back to entrance hall

STAIRS AND LANDING: Pvc double glazed obscure window to side, doors open to four bedrooms, a fully comprehensive bathroom and double doors to storage

BEDROOM ONE: 14'02" x 12'0 Pvc double glazed windows to fore, space for double bed and complimenting suite, fitted wardrobes with dressing tables, radiator, door back to landing

BEDROOM TWO: 15'11" x 8'10" Pvc double glazed window to rear, space for double bed and complimenting suite, built in wardrobes and fitted wardrobes, radiator, door back to landing

BEDROOM THREE: 11'03" x 8'08" Pvc double glazed window to fore, space for double bed and complimenting suite, built in storage, radiator, recess for door back to landing

BEDROOM/OFFICE: 7'11" x 5'11" Pvc double glazed window to rear, radiator, door back landing

FULLY COMPREHENSIVE BATHROOM: Pvc double glazed obscure window to side and rear, suite comprising bath, step into shower cubicle, low level Wc, pedestal wash hand basin and bidet, radiator, tiled splashback, door back to landing

REAR GARDEN: Paved patio advances from the accommodation and leads to lawn, mature well-tended conifers and bushes line an private the properties perimeter, with access being given to a rear side drive and access back into the accommodation via doors to dining room and to garden room

GARAGE: 17'06" x 12'07" Electric up and over garage door to fore, door back to garden room



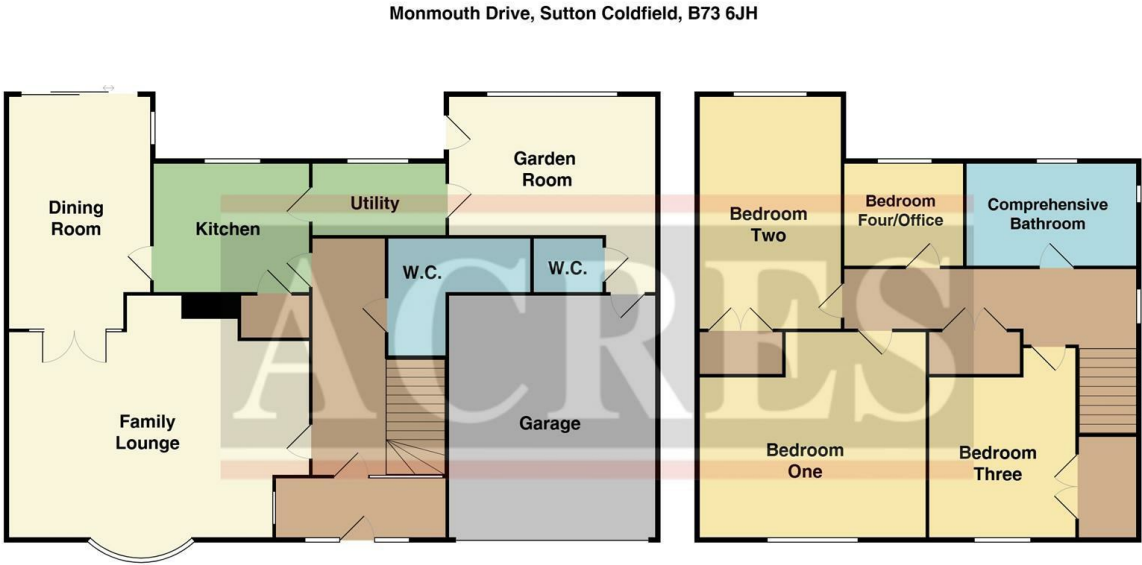
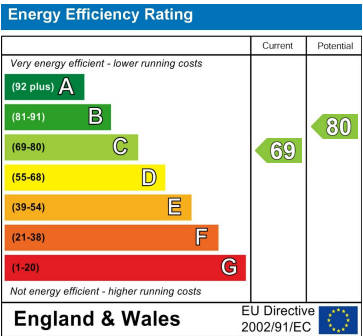




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 321 2101



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

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.