



Monmouth Drive, Sutton Coldfield, B73 6NZ

OFFERS AROUND - £725,000



This imposing, attractive, spacious Freehold detached family home is set in a prime, central location adjacent to Sutton Park. Local shopping facilities are available close by, furthermore the property is set close to well regarded schooling, and positioned close to Boldmere high street where you will find an array of shops, restaurants and cafes. The property is complimented by gas central heating.

Set on a generous, mature plot, opposite Sutton Park, this attractive, family home offers an ideal opportunity to find home of great style, and character.

To fully appreciate the accommodation on offer, its spacious proportions, features and mature garden, we highly recommend an inspection.

Briefly comprising: Enclosed porch, large welcoming reception hall, guest cloak room/WC, generous lounge with inglenook fireplace, snug/ dayroom, dining room, fitted breakfast kitchen having side lobby and utility room off.

An exceptionally spacious first floor landing offers the scope to be utilised as a home office area and gives access to the properties four generous bedrooms, together with a large family bathroom and separate WC. The property additionally has a double car garage, all of which we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular tarmac driveway and lawned fore garden access is gained to the property via:





FREE
VALUATIONS
ACRES
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FULLY ENCLOSED PORCH: obscure glazed door.

WELCOMING RECEPTION HALL: 12" x 10" max 9" min: Three quarter hight oak panelling to walls, radiator with coordinating cover and Oak floor.

GUEST CLOAKROOM / WC: Obscure leaded light window to front, white low flushing WC, vanity wash hand basin with base unit beneath and double radiator.

SPACIOUS LOUNGE: 17'10" x 14'10" max 12'10" min:
Secondary glazed leaded light window to front, inglenook fireplace recess with further obscure leaded light windows to side and central Minster stone fireplace with matching half mantle and central open grate, double radiator and parquet oak block flooring.

SNUG/ DAYROOM: 11'6" x 10":
Double glazed patio doors to rear, internal glazed door, windows and French door to lounge, radiator, fitted double base unit with shelving above.

DINING ROOM: 16'9" max 13'7" min x 12' max x 10'9" min:
Wide bay window to rear, open fire grate having tiled hearth and fire surround, radiator with cover having shelving above and parquet oak block floor.

BREAKFAST KITCHEN: 15'9" max 13'9" min x 9'9":
Window to rear, single drainer sink unit and base unit beneath with a further range of fitted units both base and wall level including drawers, work surfaces having tiled splashbacks inset, stainless steel gas hob with matching splashback, elevated electric oven with separate grill recess for dishwasher, tall contemporary radiator and floor space for breakfast table.

SIDE PASSAGEWAY: 21' x 3'10": Door to rear, door to garage.

UTILITY ROOM: 5'10" x 4'10":
Single drainer sink unit, fitted wall and base unit, recesses for washing machine and dryer.



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.





STAIRS LANDING: 15'6" x 12'1":

Leaded light bow window to front and radiator.

BEDROOM ONE: 13'2" x 13':

Window to rear, two fitted wardrobes having two double storage cupboards over bed recess, radiator and wash hand basin.

BEDROOM TWO: 14' x 10'6":

Window to rear, vanity wash hand basin set into recess having base units and further side recess units having further shelving and drawers and radiator

BEDROOM THREE: 13' max 10'4" min x 9'4":

Secondary glazed window to front, double radiator, single and double fitted wardrobes having storage cupboards over.

BEDROOM FOUR: 10'4" x 9'7":

Secondary glazed window to front radiator.

LARGE FAMILY BATHROOM: 13'9" max 9'8" x 10'4":

Obscure window to side, matching white suite comprising of wash hand basin, separate shower cubicle with glazed splash screens, half height tiles splash backs, tiled floor, double radiator, full width fitted storage wardrobes and oblique airing cupboard.

SEPARATE WC:

Obscure window to side, white low flushing WC with wash hand basin.

DOUBLE GARAGE: 23'1" into storage cupboards by 16'10" x 14'10":

Leaded light obscure window to side two deep storage cupboards off.

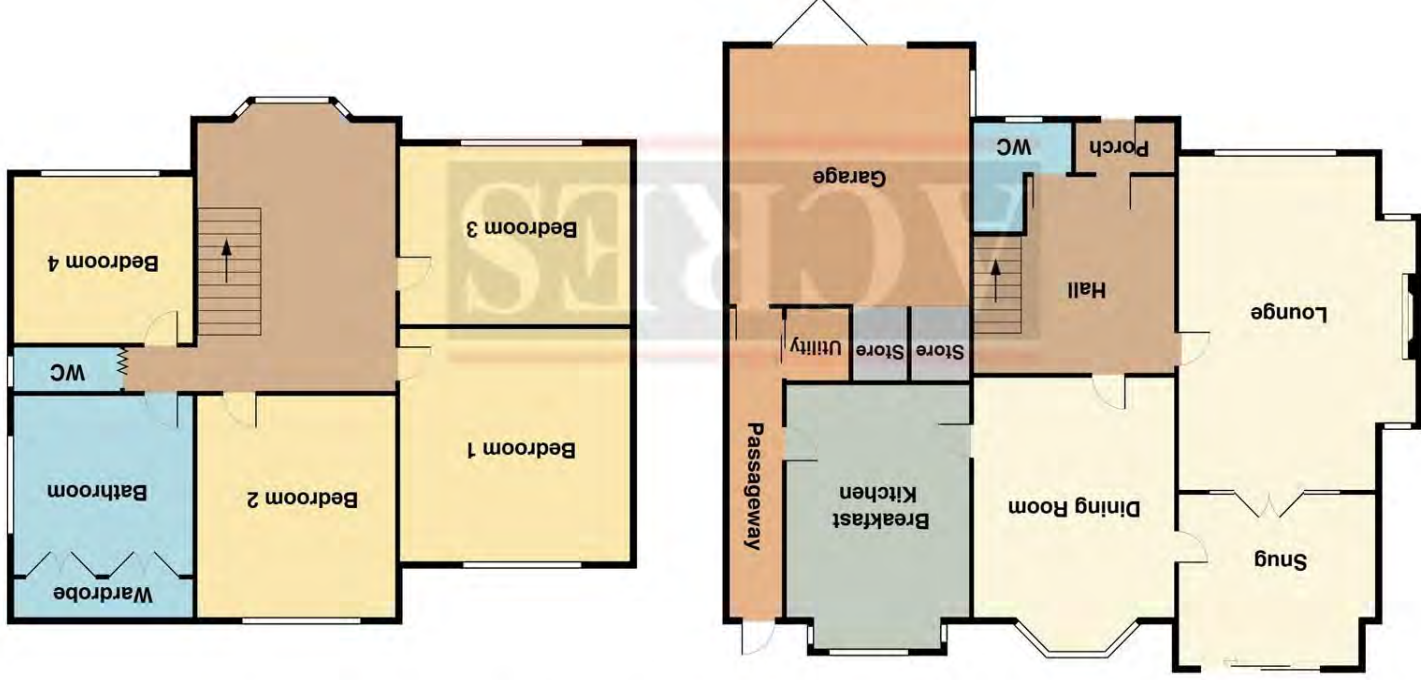
OUTSIDE:

Wide paved patio area to a generous mature rear garden having lawn flanked by borders with mature shrubs bushes and trees.





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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 shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. dimensions are approximate. Items