

ACRES

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DRAFT

- Situated on one of Sutton Coldfield's most desirable roads, adjacent to Sutton Park
- Spacious family home
- Two generous reception rooms
- Fitted kitchen, and utility room
- Three well proportioned bedrooms
- Family bathroom & Ensuite
- Private driveway
- Mature rear garden
- Approved planning permission & architectural plans available for extension.
- Conveniently located for excellent schools, local amenities, and transport links



MONMOUTH DRIVE, SUTTON COLDFIELD, B73 6JJ - OFFERS AROUND £625,000

Set on one of Sutton Coldfield's most sought-after roads, just moments from the beautiful open spaces of Sutton Park, this impressive and spacious family home offers a perfect blend of period character, generous living space and potential for further development. The property benefits from approved planning permission and enjoys a private garden, multiple reception rooms and a large driveway all within easy reach of local amenities, schools, and transport links.

Accessed via a tarmac driveway providing parking for multiple vehicles, the property is attractively bordered with a decorative iron fence to the front, a brick wall to one side, and a hedge to the other, leading to the porch.

PORCH: Featuring the original single glazed door and windows to the front and side, complete with stained glass style insets, and tiled flooring, this welcoming entrance leads through to the main hallway.

HALLWAY: A characterful reception area with a decorative wooden front door showcasing obscure stained-glass style panel and two matching stained glass windows to either side. Further features include wooden flooring, a radiator with decorative cover, stairs to the first-floor landing, and doors to the main reception rooms.

SITTING ROOM/ DINING ROOM: 15'11" (into windows) x 12'05" max (11'03" min) A beautiful light room with a PVC double glazed bay window to the front, radiator, and a coal gas fire with marble hearth and inset, framed by a decorative surround. Finished with ceiling rose detailing to the room.

LOUNGE: 16'01" (into bay) x 12'05" max (11'01" min) An elegant second reception room featuring a single glazed bay window and French doors leading to the conservatory, a coal style gas fire with marble hearth and surround, and radiator.

CONSERVATORY: 12'03" x 10'08" Enjoying views of the rear garden, the conservatory features PVC double glazed windows to the rear and side, and French doors to the garden.

GUEST WC: Fitted with a low flushing WC, hand wash basin set in a vanity unit with tiled splashback, and a chrome-effect ladder style radiator.

BREAKFAST ROOM: 11'03" x 8'07" A cosy and versatile space with a PVC double glazed window overlooking the garden, radiator, and a coal gas fire set on a marble hearth with a decorative surround. Finished with wooden flooring.

KITCHEN: 13'03" x 8'04" Fitted with a range of matching base and wall units with roll-top work surfaces, 1 ½ bowl sink and drainer unit, and tiled splashbacks. Appliances include an eye-level double oven with grill, five-ring gas hob with extractor, and space for a dishwasher. A PVC double glazed window to the rear, tiled flooring, and radiator complete the space

UTILITY ROOM: 13'05" x 5'01" With a composite door featuring obscure glass panel to rear, stainless steel sink and drainer, roll-top surfaces, and matching base units. There is space for a washing machine, tumble dryer, and fridge freezer.

LEAN TO: 17'09" x 5'06" Providing access to the utility, garage, and front of the property, with an obscure glass door, and a covered area ideal for storage. Includes access to an additional WC.

FIRST FLOOR LANDING: Featuring an impressive original double height stained glass window to the side, and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE: 15'06" (into windows) x 12'05" max (11'02" min) A spacious double bedroom with a PVC double glazed bay window to the rear, radiator, and ample space for freestanding furniture.

EN SUITE: Comprising an obscure PVC double glazed window to rear, corner shower cubicle, low flushing WC, and hand wash basin set in a vanity unit. Finished with tiled walls and flooring, and radiator.

BEDROOM TWO: 16'01" (into windows) x 11'03" Another generous double bedroom with PVC double glazed bay window to the front, radiator, triple fitted wardrobe, and an additional fitted wardrobe.

BEDROOM THREE: 12'02" x 8'06" A good sized third bedroom with a PVC double glazed bay window to the front, radiator, and two storage cupboards.

BATHROOM: Fitted with an obscure PVC double glazed window to the side, panelled bath, low flushing WC, and a hand wash basin set in a floating vanity unit with mirrored storage above. Fully tiled surround and flooring, radiator, and loft access point.

REAR GARDEN: A delightful, paved patio area leads onto a lawned garden, bordered by mature shrubs and trees providing excellent privacy. There is a timber shed to the rear, and the garden enjoys a peaceful and private outlook.

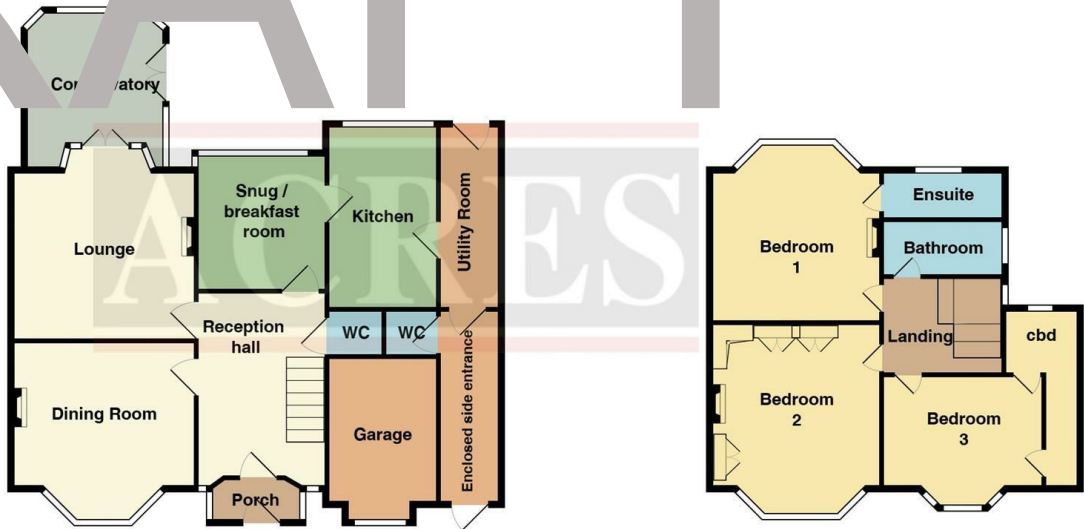
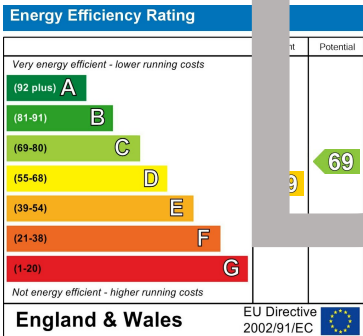
GARAGE: With an up and over garage door, ideal for parking or additional storage (please check the suitability for your own vehicle)



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 : E

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.