

Monmouth Drive, , Sutton Coldfield, B73 6JQ

- Fabulous Location
- Beautiful South Facing Garden
- Two Receptions and Conservatory
- Stunning Park Views
- EPC TO FOLLOW
- Four Double Bedrooms
- Family Bathroom and En-suite
- Fitted Kitchen/Breakfast
- Council Tax Band G
- Benefitting from Solar Panels

Offers In The Region Of £750,000



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Superbly located within very easy access of Sutton Coldfield town centre and Boldmere High Street, great local schools and public transport facilities, this outstanding characterful, traditional family detached home occupies a magnificent elevated position behind a landscaped block paved in-and-out driveway. Enjoying views over the 2,400 acre Sutton Park, the gas central heated and double glazed accommodation, which has been sold for the first time since 1986, simply must be viewed and offers huge potential for extension (subject to planning permission).

The property briefly comprises; covered porch, impressive oak panelled reception hall with stain leaded entrance, generous size dining room with inglenook fire and bay window to front, living room with feature fireplace, access to conservatory and views over the stunning garden, fitted kitchen/breakfast room with walk-in pantry and further access to conservatory, a good sized utility room leading to lean-to with boot room housing boiler, downstairs W.C and access to garage.



Upstairs, impressive landing enjoying scenic views over Sutton Park and access to boarded and insulated loft, offering potential for conversion (subject to planning), master bedroom with shower room en-suite and a further three double bedrooms. Upstairs is completed with a family bathroom with shower over bath and a separate W.C.

Outside, a beautiful, good sized, landscaped, south-facing garden with fabulous barbecue lodge with power and seating.

A viewing of this property is strongly recommended.



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HALL

DINING ROOM
15.1 x 12.6

LIVING ROOM
16.3 x 12.7

KITCHEN
12.9 x 12.7

CONSERVATORY
13.6 x 8.6

UTILITY
10.0 x 8.6

LEAN-TO

WC

GARAGE
15.1 x 9.1

LANDING

BEDROOM ONE
16.4 x 1.9

BEDROOM TWO
12.0 x 10.6

BEDROOM THREE
12.0 x 8.5

BEDROOM FOUR
12.8 x 12.0

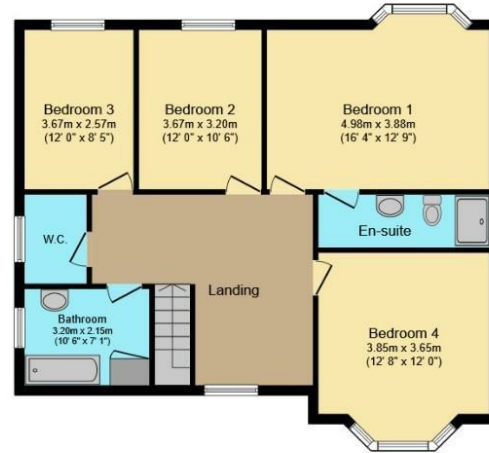
EN-SUITE

BATHROOM
10.6 x 7.1

WC



Ground Floor



First Floor



Outbuilding

Total floor area 227.3 m² (2,446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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