



Monmouth Drive  
Sutton Coldfield, B73 6JU



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Fine Residential

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AN ATTRACTIVE SPACIOUSLY ARRANGED TRADITIONAL DETACHED FAMILY RESIDENCE OCCUPYING A VERY SOUGHT AFTER LOCATION FACING SUTTON PARK AND WITHIN ACCESS OF ALL AMENITIES.

This spacious family residence occupies a delightful setting enjoying views over Boldmere Golf Course and within easy access of all amenities.

Impressive in appearance the property stands well back behind a wide frontage with mature foregarden and sweeping in-out driveway.

The gas centrally heated double glazed accommodation briefly includes:

Enclosed Porch.

Panelled Reception Hall with plate rack.

Guest Cloakroom with wc and washbasin.





## On The Ground Floor

Lounge. A through room with beamed inglenook, stone fireplace and gas coal effect fire. Beamed ceiling, bay window to front and patio doors to the rear garden.



Dining Room overlooking the front garden.

Breakfast/Kitchen. Extensive range of painted style units with polished granite worksurfaces and upstands. Integrated appliances, inset 1 ½ sink, floor cupboards and drawers, wall units, dresser unit and polished granite dining table. Inset 4 ring hob with extractor above, built in oven with microwave above, dishwasher and fridge. Ceramic tiled floor and window overlooking the gardens at rear.

Pantry/Storeroom.

Laundry with inset sink, floor cupboards, wall units, plumbing for washing machine and doors to garage and side.





## On The First Floor

Approached by a return staircase with tall window.

Bedroom One with range of fitted furniture including bed recess with bedside units, cupboards over and wardrobes either side. Further fitted wardrobes, dressing table and drawers. Bay window to front.

En Suite Shower Room with wide corner shower, full width vanity unit with inset washbasin and cupboards below.

Bedroom Two overlooking the front garden.

Bedroom Three with bow window to front.

Deep Cupboard.

Airing Cupboard with gas boiler.

Bedroom Four with window to front.

Main Bathroom with wide corner shower, bath, washbasin and wall tiling. Separate wc.

## Outside

Garage with light and power.  
Side Entrance.

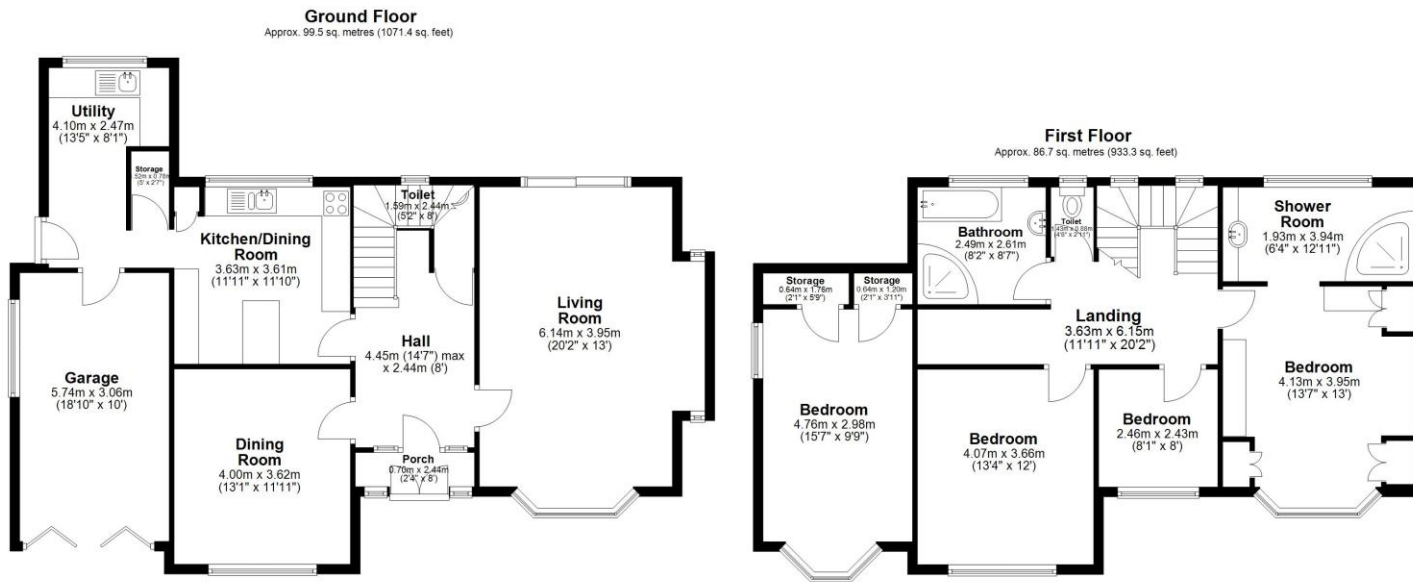
Good-sized Private Rear Garden with a southerly aspect, paved patio with ornamental pool and waterfall, lawn, borders and a variety of mature trees and evergreens.

Rear terrace and shed.

Council Tax Band: G







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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