



Monkspath,  
Sutton Coldfield, B76 2RX

Offers in Excess of £425,000

Occupying a sought-after position just off Fox Hollies Road and within easy reach of the heart of Walmley Village, this substantial detached family home offers spacious and versatile accommodation throughout and is offered for sale with no onward chain, making it an excellent opportunity for those seeking a straightforward and secure move.

Set behind a generous driveway providing ample off-road parking for multiple vehicles, alongside an attractive fore garden, the property is approached via an enclosed porch – the perfect space for coats, shoes and everyday practicality before entering the main accommodation.

A welcoming entrance hall provides access to the various reception rooms and immediately highlights the excellent proportions found throughout the home.

To the left, a superb dual-aspect lounge extends the full depth of the property, enjoying an abundance of natural light from a bow window to the front elevation and complemented by a characterful feature fireplace. Offering excellent versatility, this is a wonderful space for both relaxed evenings and larger family gatherings. To the opposite side of the hallway, a formal dining room provides an elegant setting for entertaining and special occasions, with a further bow window adding character and enhancing the sense of space. Completing the ground floor is a useful shower room fitted with a shower enclosure, wash hand basin and WC, together with valuable cloak and storage cupboards. The fitted kitchen/breakfast room features a comprehensive range of matching wall and base units, generous work surface space, an integrated electric hob and oven, and ample room for casual dining, making it a practical hub of the home.

A particular feature of the property is the extensive garage, utility and workshop area which spans much of the property's depth. Offering additional fitted storage, plumbing for laundry appliances and valuable workshop space, it provides exceptional practicality rarely found in modern homes.

To the first floor, there are three well-proportioned bedrooms comprising two generous doubles and a comfortable single room, all serviced by a family bathroom and separate WC. The principal bedroom benefits from its own dedicated dressing area complete with fitted storage, vanity space and wash hand basin, creating an ideal private retreat.

Outside, the property enjoys a private rear garden offering a pleasant environment for outdoor relaxation, gardening and family enjoyment.

Offering spacious accommodation, excellent storage, a highly desirable Walmley location and the significant advantage of no onward chain, this is a home that presents an exciting opportunity for buyers looking to personalise and create their ideal long-term residence.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)



### Room Measurements

Living Room 20' 6" x 11' 8" (6.24m x 3.55m)

Kitchen 14' 0" x 8' 4" (4.26m x 2.54m)

Dining Room 11' 3" x 8' 3" (3.43m x 2.51m)

Bathroom 8' 2" x 5' 1" (2.49m x 1.55m)

Bedroom One 12' 2" x 10' 5" (3.71m x 3.17m)

Dressing Room 7' 5" x 4' 5" (2.26m x 1.35m)

Bedroom Two 11' 6" x 9' 5" (3.50m x 2.87m)

Bedroom Three 8' 10" x 7' 2" (2.69m x 2.18m)

Bathroom 6' 0" x 4' 6" (1.83m x 1.37m)

Toilet 4' 6" x 2' 4" (1.37m x 0.71m)

Garage 31' 2" x 8' 4" (9.49m x 2.54m)











### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 11th June 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

 OnTheMarket.com

 rightmove.co.uk  
The UK's number one property website

 The Property Ombudsman

 naea | propertymark  
PROTECTED