

219 MONMOUTH DRIVE  
SUTTON COLDFIELD  
B73 6JS

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A Distinguished Five-Bedroom Family Home Situated on Monmouth Drive

This exceptional residence offers the perfect blend of character, space, and modern convenience. Beautifully presented throughout, the property provides five bedrooms, two bathrooms, and an array of versatile reception rooms, all set within landscaped gardens on one of Sutton Coldfield's most prestigious roads.

### Accommodation

#### Ground Floor

- Enclosed Porch & Reception Hall
- Drawing Room
- Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Study
- Guest WC

#### First Floor

- Principal Bedroom with fitted wardrobes and en suite
- Bedroom Two with fitted wardrobes
- Bedroom Three with fitted wardrobes
- Bedroom Four with fitted wardrobes
- Bedroom Five/dressing room with fitted wardrobes
- Family Bathroom
- Large loft space

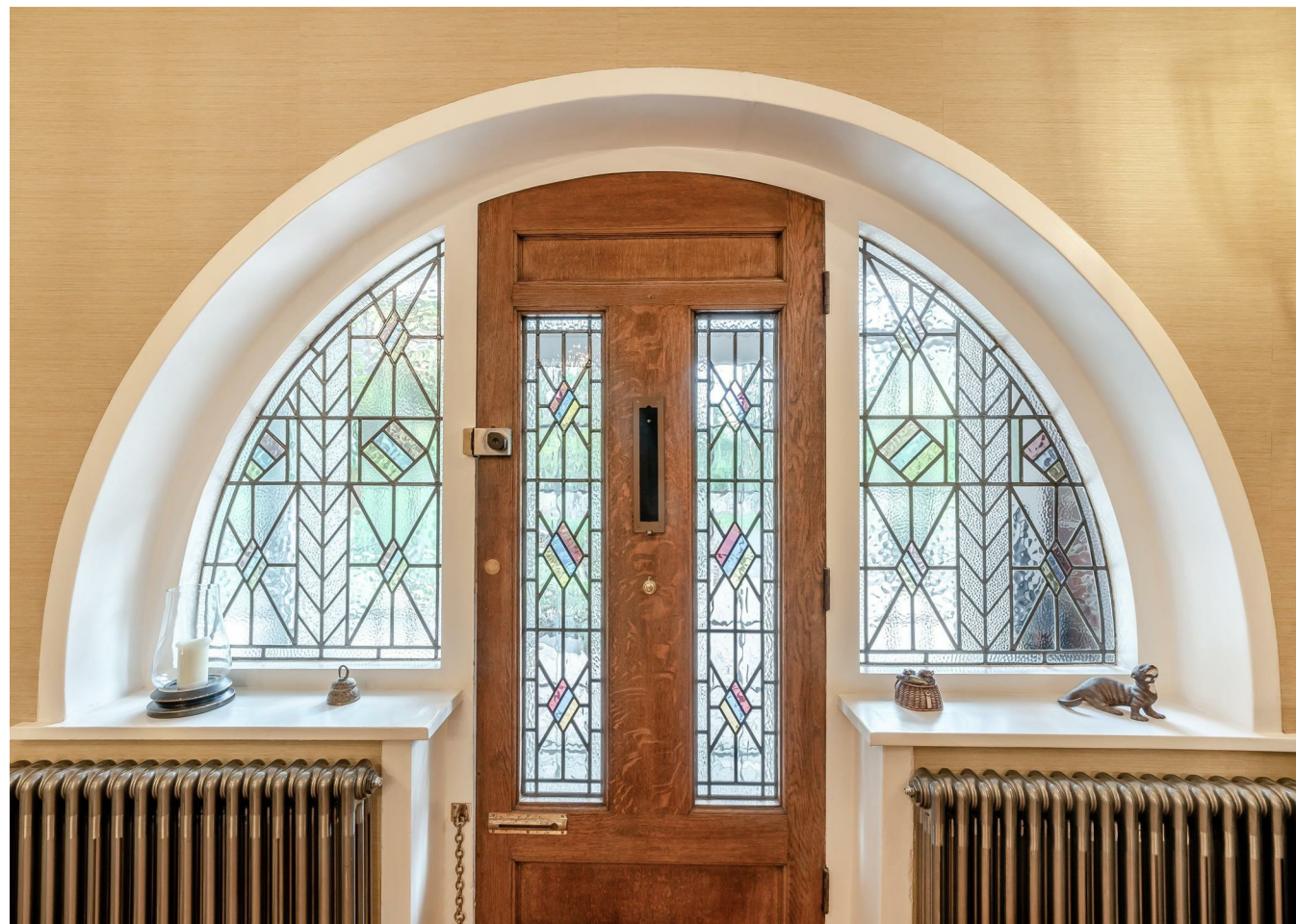
#### Gardens and Grounds

- Front Aspect
- Rear Garden
- Terrace & Outdoor Dining Area
- Outbuildings

EPC Rating: D

Approximate total floor area: 2848. Sq. Ft or 265 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Situation

The property is set in a highly sought-after residential area, just a short distance from Boldmere High Street, which offers a good selection of shops, restaurants, and everyday amenities. The nearest train station is Wyde Green, only a five-minute drive away, providing convenient rail links into Birmingham and beyond.

Sutton Coldfield town centre also provides an excellent place to shop and relax, with the Gracechurch Shopping Centre and the bustling Parade offering a wide range of retailers. Nearby Mere Green features both M&S and Sainsbury's supermarkets, together with an array of independent restaurants and coffee shops in Mulberry Walk. Princess Alice Retail Park is also close by, offering a large Tesco, M&S, Next, and a variety of other well-known stores for everyday convenience.

For leisure and recreation, Sutton Park located directly opposite the property offers 2,400 acres of National Nature Reserve – one of Europe's largest urban parks – with extensive woodland, lakes, walking trails, sailing, horse riding, and several restaurants. Boldmere Golf Course and other local sporting facilities are also only a short distance from the property. Schooling in the area is excellent and includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Boldmere Infant and Junior School, St Nicholas Infant and Junior School, and Plantsbrook Secondary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description

From the enclosed porch, the front door opens into a welcoming reception hall, setting the tone for this well-presented family home.

To the front, the drawing room enjoys a large bay window and features Carrera marble fireplace, while the adjoining family room with an inglenook offers generous proportions and connects directly to the rear dining room. The dining room is a superb garden-facing living space, with vaulted ceiling, twin skylights, and full-height glazed elevations. Bi-folding oak doors allow the space to open seamlessly into the dining room, while French doors lead directly onto the rear terrace.

The large Stoneham kitchen forms the central hub of the home. Designed with both family life and entertaining in mind, the kitchen is fitted with a comprehensive range of maple wall and base units topped with quartz worksurfaces. A central island houses the five-ring gas hob, with pendant lighting above providing a contemporary feature. Integrated appliances include double Neff ovens, microwave, dishwasher, and American-style fridge freezer. A stainless steel sink is set beneath a large picture window framing views over the garden, complemented by additional natural light from two Velux skylights. The breakfast area provides informal dining space with French doors opening to the terrace, creating a light and sociable everyday living area. A separate utility room with garden and garage access offers further storage and appliance space.

Accessed from the reception hall, a study and guest cloakroom complete the ground floor accommodation.

The first floor provides five bedrooms. The principal bedroom is generously proportioned with fitted wardrobes and a modern en suite shower room. The en suite features a walk-in double shower with glass enclosure, wall-mounted vanity unit with inset basin, WC, and heated towel rail, all enhanced by a Velux skylight bringing in natural daylight. Bedroom two is another substantial double with a seating area looking out onto the landscaped gardens and also benefits from fitted wardrobes, while bedrooms three and four both benefit from fitted storage. Bedroom five is a flexible room, currently used as a dressing room and enjoying French doors opening to a Juliet balcony that

overlooks the golf course at Sutton Park.

The family bathroom is a striking space, finished in warm natural stone tiles and featuring a freestanding oval bath with floor-mounted mixer tap, a separate curved shower enclosure with rainfall head, a floating vanity unit with inset basin, and WC.

A large unconverted, partially boarded loft provides ample additional storage space. The loft has power and a velux window provides natural light.

## Gardens & Grounds

The property enjoys a beautifully landscaped rear garden designed to provide both seclusion and year-round interest. A wide stone terrace adjoins the house, offering an ideal spot for outdoor dining and entertaining, with steps leading up to the lawns. The garden itself is framed by mature trees and richly planted borders bursting with seasonal colour, including established shrubs and flowering plants.

In the middle of the garden, a secondary stone patio with seating area is positioned beside a feature pond, creating a tranquil setting for summer evenings. The thoughtful layout allows for both family enjoyment and quiet relaxation, with distinct zones for dining, lounging, and gardening.

Outbuildings, including a greenhouse and garden shed, provide practical storage and hobby space.

To the front, a block-paved carriage driveway offers generous parking and access to the integral garage, with established hedging and trees providing privacy from the road.

## Distances

- Sutton Coldfield 1.5 miles
  - Birmingham 6.4 miles
  - Lichfield 11 miles
  - Birmingham International/NEC 11.4 miles
- (Distances approximate)

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## Directions

From the agent's office at 8 High Street, take the A5127 towards Four Oaks. Turn left onto King Edward Square and continue onto Upper Clifton Road. At the roundabout, continue straight onto Somerville Road. Turn right onto Monmouth Drive and go straight on at the roundabout. The property can be found on the left-hand side.

## Terms

Tenure: Freehold  
Local authority: Birmingham City Council  
Tax band: G

## Services

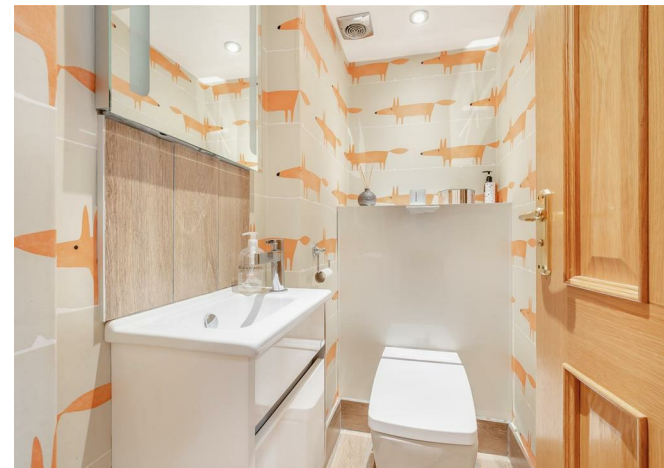
We understand that mains water, gas, and electricity are connected.

## Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## Viewings

All viewings are strictly by prior appointment with agents Aston Knowles via 0121 362 7878.





## Disclaimer

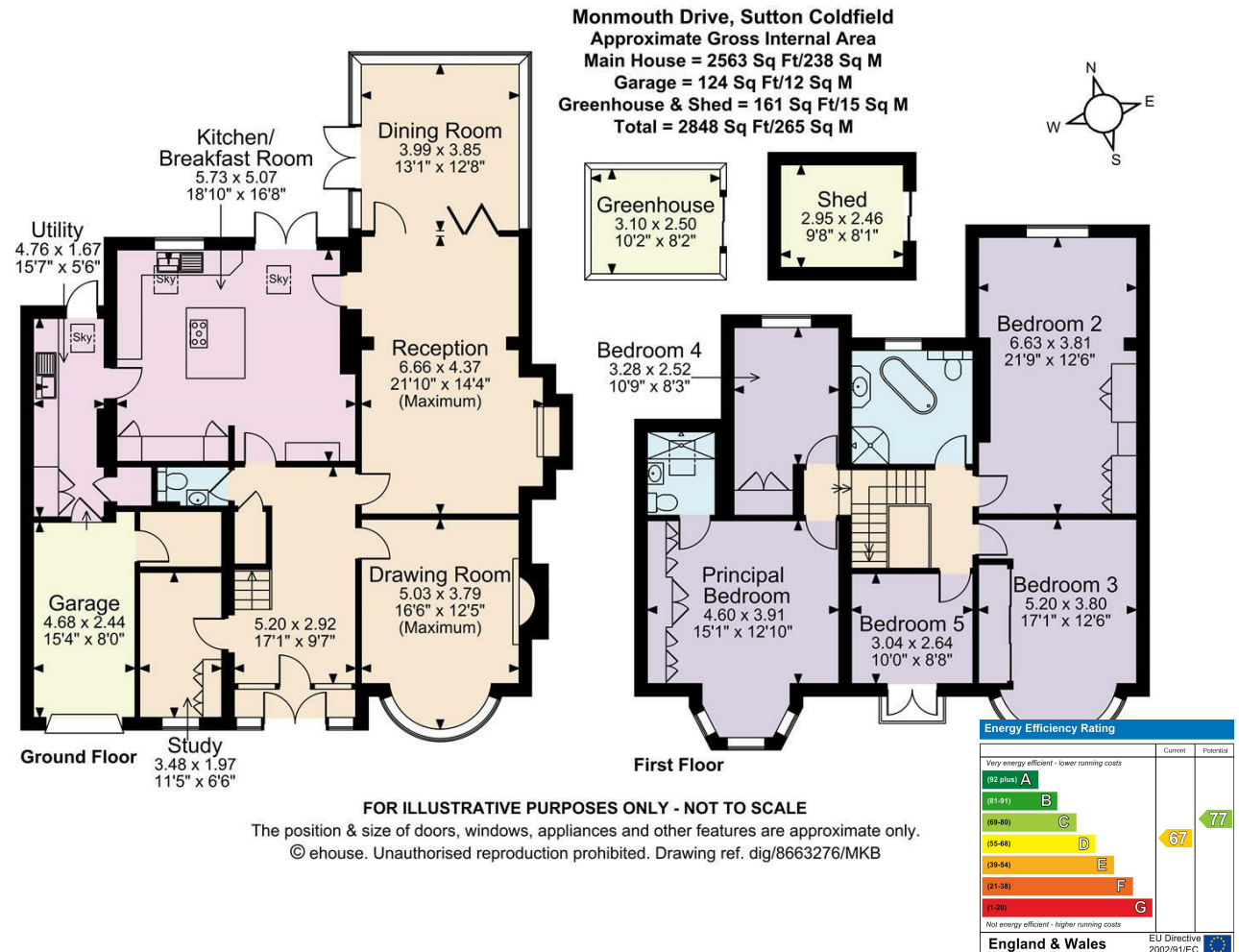
### Important notice

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

- Photographs taken September 2025
- Particulars prepared September 2025

## Buyer Identification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their 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. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



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**8 High Street, Sutton Coldfield, B72 1XA**

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com