



**MONMOUTH DRIVE, ,B73 6JX**  
**OFFERS AROUND £700,000**



This Imposing attractive spacious freehold detached family home is set in a prime central location adjacent to Sutton Park. Local shopping facilities are available close by furthermore the property is by well regarded schooling and is positions in approximately one mile radius of Boldmere high street where you will find an array of shops restaurants and cafes. Complimented by gas central heating.

To fully appreciate the accommodation on offer, its spacious proportions features and generous mature garden we highly recommend an inspection.

Briefly comprising: Enclosed porch, large welcoming reception hall, guest cloak room WC, generous lounge with inglenook fireplace, snug/ dayroom, dining room, fitted breakfast kitchen having side lobby and utility room off.

An exceptionally spacious first floor landing offering bespoke views as a home office area gives access to four bedrooms together with a large family bathroom and separate WC, the property additionally has a double car garage all of which we highly recommend inspection.

A particularly spacious first floor landing, suitable as a study area, leads to four bedrooms, a large family bathroom, and separate WC. The property further benefits from a double garage. Viewing is highly recommended.

Set back from the roadway behind a multi vehicular Tarmac driveway and lawned fore garden access is gained to the property via.

**FULLY ENCLOSED PORCH:** obscure glazed door.

**WELCOMING RECEPTION HALL:** 12" x 10" max 9" min: Three quarter high oak panelling to walls, radiator with coordinating cover and Oak floor.

**GUEST CLOAKROOM / WC:** Obscure leaded light window to front, white low flushing WC, vanity wash hand basin with base unit beneath and double radiator.



**28 Beeches Walk, Sutton Coldfield, West Midlands, B73 6HN**

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**SPACIOUS LOUNGE 17'10" X 14'10" max 12'10" min:** secondary glazed leaded light window to front, inglenook fireplace recess with further obscure windows leaded light windows to side and central Minster stone fireplace with matching half mantle and central open grate, double radiator and parquet oak block flooring.

**SNUG/ DAYROOM 11'6" X 10":** Double glazed patio doors to rear, internal glazed door, windows and French door to lounge, radiator, fitted double base unit with shelving above.

**DINING ROOM 16'9" max 13'7" min x 12' max x 10'9" min:** Wide bay window to rear, open fire grate having tiled hearth and fire surround, radiator with cover having shelving above and parquet oak block floor.

**BREAKFAST KITCHEN 15'9" max 13'9" min x 9'9"**

Window to rear, single drainer sink unit and base unit beneath with a further range of fitted units both base and wall level including drawers, work surfaces having tiled splashbacks inset, stainless steel gas hob with matching splashback, elevated electric oven with separate grill recess for dishwasher, tall contemporary radiator and floor space for breakfast table.

**SIDE PASSAGEWAY 21' X 3'10"**

Door to rear, door to garage.

**UTILITY ROOM 5'10" X 4'10"**

Single drainer sink unit, fitted wall and base unit, recesses for washing machine and dryer.

**STAIRS LANDING 15'6" x 12'1"**

Leaded light bow window to front and radiator.

**BEDROOM ONE 13'2" x 13'**

Window to rear, two fitted wardrobes having two double storage cupboards over bed recess, radiator and wash hand basin.

**BEDROOM TWO 14' x 10'6"**

Window to rear, vanity wash hand basin set into recess having base units and further side recess units having further shelving and drawers and



**TENURE:** We have been informed by the vendor the property is Freehold: .  
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.  
Council Tax Band: G Council:





radiator.

• **BEDROOM THREE 13' max 10'4" min x 9'4"**

Secondary glazed window to front, double radiator, single and double fitted wardrobes having storage cupboards over.

**BEDROOM FOUR 10'4" x 9'7"**

Secondary glazed window to front radiator.

**LARGE FAMILY BATHROOM 13'9" max 9'8" x 10'4"**

Obscure window to side, matching white suite comprising of wash hand basin, separate shower cubicle with glazed splash screens, half height tiles splash backs, tiled floor, double radiator, full width fitted storage wardrobes and oblique airing cupboard

**SEPARATE WC**

Obscure window to side, white low flushing WC with wash hand basin.

**DOUBLE GARAGE 23'1 into storage cupboards by 16'10" x 14'10"**

Leaded light obscure window to side two deep storage cupboards off.

**OUTSIDE**

Wide paved patio area to a generous mature rear garden having lawn flanked by borders with mature shrubs bushes and trees.



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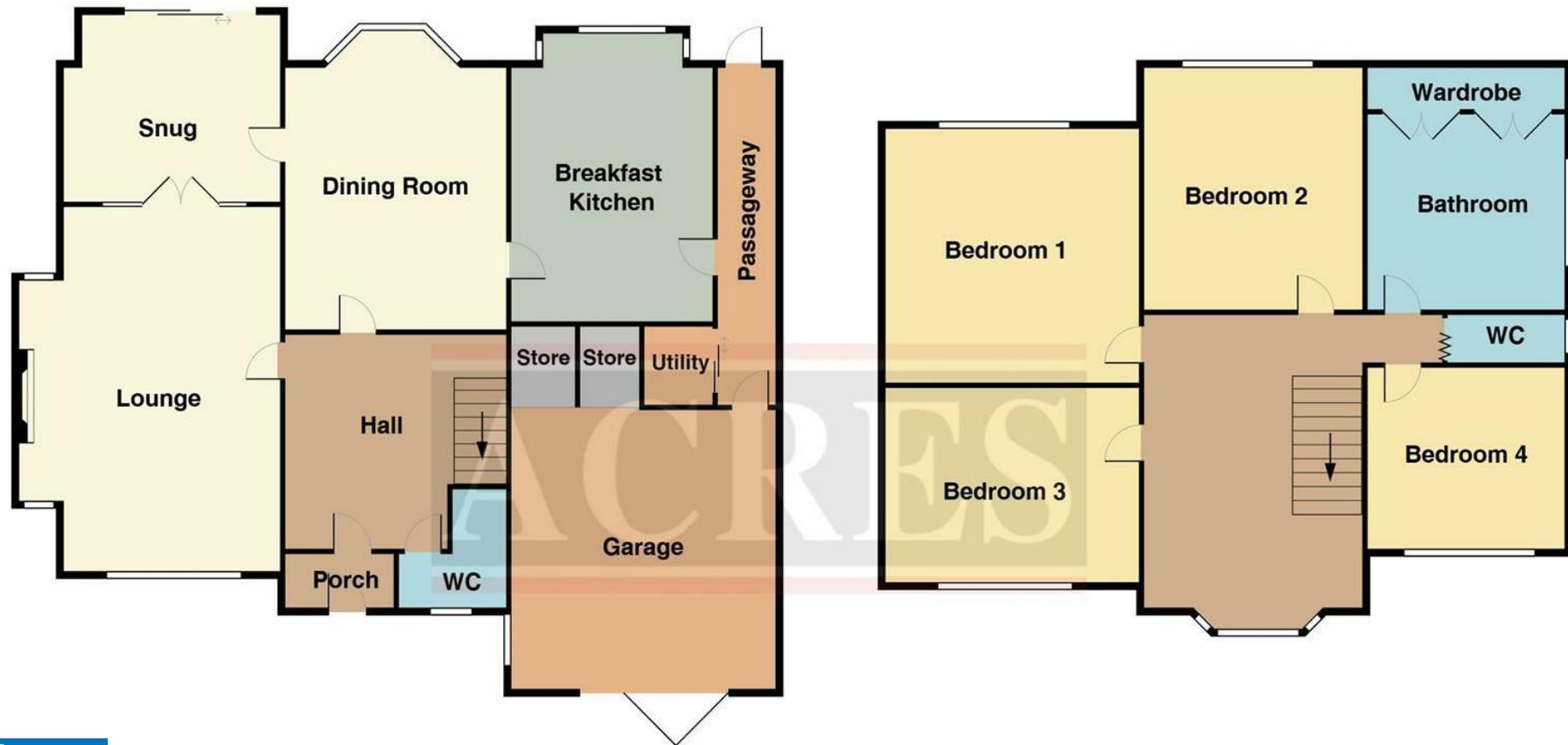
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## Monmouth Drive, Sutton Coldfield



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.