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*21 Monmouth Drive, Sutton Coldfield, B73 6JQ*

## OFFERS AROUND - £815,000

Situated on the highly sought after Monmouth Drive, directly opposite Sutton Park, this impressive and substantial family home enjoys a truly enviable position with stunning green space quite literally on the doorstep. The property is ideally located close to well regarded schools, convenient transport links, and nearby shops, with further access to surrounding town centres offering an array of restaurants, leisure facilities, and everyday conveniences. The area is particularly popular with families, combining a peaceful residential setting with outstanding accessibility for commuting and day to day living.

This generously proportioned home offers an abundance of living space throughout, perfectly suited to family life, with multiple reception rooms, a spacious kitchen arrangement, and four well sized bedrooms. Boasting a wealth of original character features alongside versatile accommodation, the property presents fantastic potential for further enhancement or reconfiguration to suit individual tastes. With its expansive layout, ample parking, garage, and a large private rear garden, this is a rare opportunity to acquire a home that effortlessly combines space, flexibility, and long term potential, all while benefitting from one of the area's most desirable park side locations.

Access is gained via a block paved driveway providing off road parking for multiple vehicles, alongside a raised lawned fore garden bordered by mature trees and shrubs to both sides. Steps lead up to an enclosed entrance porch featuring arched single glazed doors with matching windows to either side and tiled flooring, creating a welcoming first impression.

A characterful reception hall is entered through an original stained glass panelled wooden door with matching side windows, complemented by a PVC double glazed window to the side incorporating a similar stained glass design. The space benefits from wooden flooring and leads through to an inner hallway with access to two useful storage cupboards, a radiator, stairs rising to the first floor, and doors to the principal ground floor rooms.



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**DINING ROOM: 16'06" max (12'11" min) x 13'00"** Positioned to the front, this well proportioned dining room features a PVC double glazed bay window allowing plenty of natural light, a radiator, and ample space for a full range of dining furniture.

**LOUNGE: 16'07" max (13'09" min) x 12'05"** A spacious and inviting reception room enjoying single glazed French doors opening into the conservatory, with additional windows to either side. The room is centred around a gas coal effect fire set on a tiled hearth with an inset and wooden surround, creating a cosy focal point, along with a radiator.

**CONSERVATORY: 11'11" x 11'02"** A bright and versatile additional living space with double glazed French doors leading out, complemented by double glazed windows to the rear and side. The room benefits from tiled flooring and a radiator, making it suitable for year round use.

**BREAKFAST ROOM: 12'11" max (11'08" min) x 9'03"** Featuring a PVC double glazed box bay window to the rear, this bright and practical space offers room for a breakfast table and radiator, with two arch style walk throughs leading through to the kitchen, creating an open and sociable layout.

**KITCHEN: 11'08" x 9'04"** Fitted with a range of matching base and wall units with drawers, complemented by roll top work surfaces incorporating a stainless steel sink and drainer. There are PVC double glazed windows to both the rear and side elevations, an integrated dishwasher, integrated oven, and a four ring gas hob with extractor hood over. The space also benefits from a half tiled surround and a useful breakfast bar area.

**UTILITY ROOM:** An L shaped utility space featuring a stainless steel sink and drainer set into roll top work surfaces, with space for white goods beneath and matching base units. Further benefits include tiled flooring, tiled splashbacks, a door leading to the garage, and a half double glazed door providing access to the rear garden.

**GUEST WC:** Comprising a low flushing WC and hand wash basin with tiled splashback.

**DOWNSTAIRS SHOWER ROOM:** Appointed with an obscure window to the side, a walk in wet room style shower, low flushing WC, and a hand wash basin set within a vanity unit. The room is finished with tiled walls and flooring, along with a chrome effect ladder style radiator.



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



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**LANDING:** LANDING: Having a PVC triple glazed window with original glass panel, loft access point, and doors leading to all bedrooms and family bathroom.

**BEDROOM ONE: 16'09" max (12'11" min) x 13'05" max (11'05" min)**  
A spacious principal bedroom with a PVC double glazed bay window to the front, radiator, and double built in wardrobes, with access through to the ensuite.

**ENSUITE:** Benefiting from two obscure PVC double glazed windows (to front and rear), this suite includes a corner bath with shower over, low flushing WC, hand wash basin, bidet, half tiled walls, and radiator.

**BEDROOM TWO: 16'05" max (13'08" min) x 12'06"** A well proportioned double bedroom with a PVC double glazed window to the rear, radiator, fitted wardrobes, and a hand wash basin set on a floating vanity unit.

**BEDROOM THREE: 10'01" x 9'08"** Featuring a PVC double glazed window to the front, radiator, and fitted wardrobes with sliding doors.

**BEDROOM FOUR: 9'10" x 8'05"** With a PVC double glazed window to the rear, radiator, and space for a range of bedroom furniture.

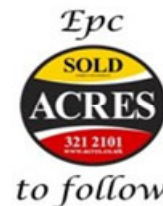
**FAMILY BATHROOM: 11'01" x 7'00"** Comprising two obscure PVC double glazed windows to the side, low flushing WC, hand wash basin set within a vanity unit, bidet, and a panelled bath with shower over. Finished with tiled surround and radiator.

**GARAGE:** Accessible via an up and over door, providing a generous space ideal for storage or secure parking. (Please check the suitability of this garage for your own vehicle)

**REAR GARDEN:** A well maintained and private outdoor space featuring a paved patio area leading onto a large lawn. The garden is enhanced by a variety of shrubs and bushes to both sides and through the centre, thoughtfully dividing the space and offering additional privacy.

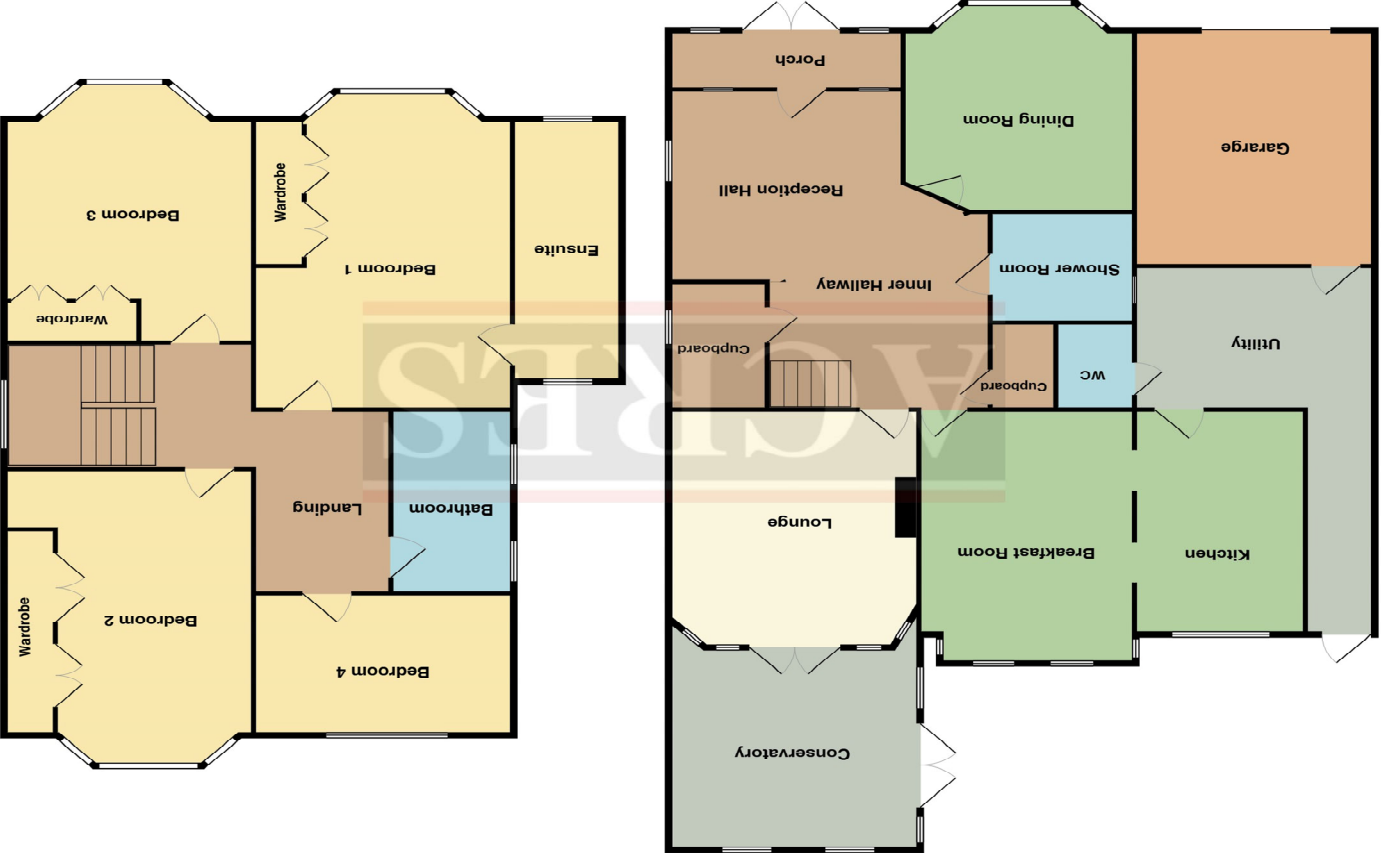


Council Tax Band: G





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

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 their purpose, or within 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.