

107 MONMOUTH DRIVE
SUTTON COLDFIELD
B73 6JJ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This exceptional residence offers a wonderful blend of character, space and modern convenience. Beautifully presented throughout, the property provides four well-proportioned bedrooms, three bathrooms and a range of versatile reception rooms, all set within attractive landscaped gardens on one of Sutton Coldfield's most prestigious and sought-after roads.

EPC Rating: D

Approximate total floor area: 2078 Sq. Ft or 193 Sq. Meters

Accommodation comprises:

Ground floor
Entry Hall
Drawing Room
Snug
Dining Area
Refitted Kitchen

First Floor
Principal Bedroom with En Suite Shower
Bedroom 2 with En Suite Shower
Bedrooms 3 & 4 with fantastic views
Family Bathroom

Gardens
Driveway to front
Lawned garden to rear with patio for al fresco dining

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 popular residential area close to Boldmere High St which features a good selection of local shops, restaurants and amenities. The nearest train station is Wylde Green, only a five-minute drive away. Sutton Coldfield also provides an excellent place to shop and relax, with many shops in the Gracechurch Shopping Centre and shops on its high street known as The Parade. Also close by is Mere Green, where there are M&S and Sainsbury's supermarkets together with an array of independent restaurants and coffee shops in Mulberry Walk. Sutton Park is less than a five-minute walk away and provides the ideal location for family, leisure, relaxation, and wellbeing. Its seven lakes, extensive woodland, and several restaurants fall on the edge of an 18-hole golf course. At 2,400 acres, the Nation Nature Reserve is one of Europe's largest urban parks and offers a wide variety of walking, and other outdoor activities. Boldmere Golf Course and Sailing club are opposite the property. Schooling in the area 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 of property

Upon entering the property, you are welcomed by a grand entrance hall accessed via an attractive arched doorway with stained glass detailing, creating an immediate sense of character and charm. The ground floor offers a range of beautifully proportioned reception spaces, including an elegant drawing room to the front of the property featuring a bay window, an impressive log burner and a striking feature surround.

A cosy snug provides a more intimate reception space and benefits from French doors opening directly onto the garden, allowing for excellent natural light and a seamless connection to the outdoor space. The dining area also enjoys views over the garden and features a further log burner with French doors, making it an ideal setting for both everyday family meals and entertaining.

The heart of the home is the open-plan kitchen, which has been recently refitted approximately 12 months ago. Designed with both practicality and style in mind, this contemporary space provides an excellent environment for modern family living. The kitchen is centred around a gas-fired AGA and features a breakfast bar, integrated wine fridge and generous preparation space, creating a sociable hub ideal for both family life and entertaining.

Completing the ground floor accommodation is the garage with electric door and own pedestrian door, currently utilised as a

games room, offering a versatile space.

To the first floor, the property offers well-balanced bedroom accommodation comprising four bedrooms, two of which benefit from en suite facilities, in addition to a well-appointed family bathroom. The principal bedroom enjoys pleasant views over the rear garden, creating a peaceful retreat. Bedrooms two and three are both generous in size, with bedroom three further enhanced by a charming bay window and useful built-in storage. The fourth bedroom is currently utilised as a study and enjoys the unique advantage of a balcony overlooking Sutton Park, providing an exceptional outlook and a wonderful connection to the surrounding landscape.

Gardens & Grounds

Externally, the property benefits from a generous driveway to the front, providing ample off-road parking. To the rear, the garden has been thoughtfully arranged to create an excellent space for both relaxation and entertaining. A relayed patio area offers the perfect setting for outdoor dining and features a pizza oven, while a wooden shed currently utilised as a bar adds a sociable and unique element to the space. The remainder of the garden is mainly laid to lawn and complemented by mature borders, creating a private and attractive setting.

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 Aston Knowles

From the agent's office at 8 High Street, take the A5127 towards Four Oak. 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: F

Services

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

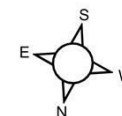
Fixtures & Fittings

Only those items mentioned in the sales particulars are to be





Monmouth Drive, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1815 Sq Ft/169 Sq M
Garage = 263 Sq Ft/24 Sq M
Total = 2078 Sq Ft/193 Sq M



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

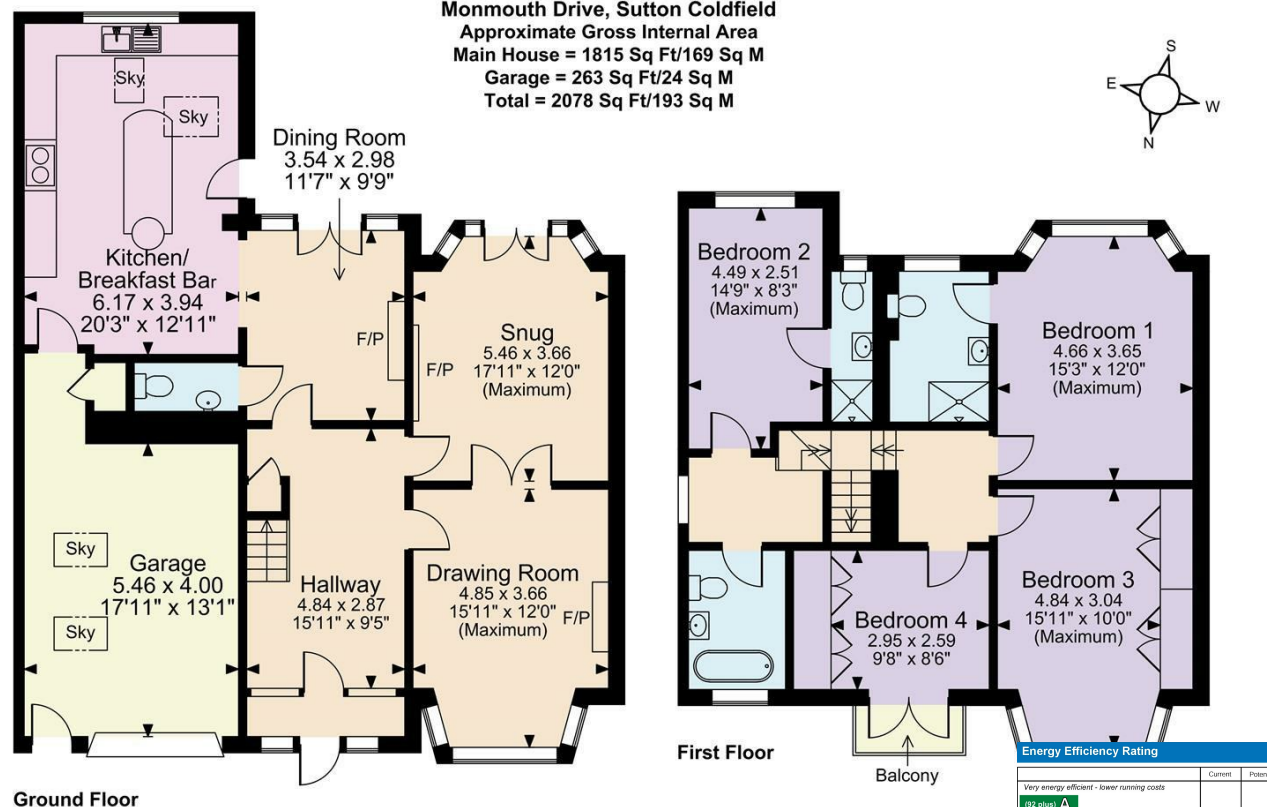
Important notice

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 March 2026
- Particulars prepared March 2026

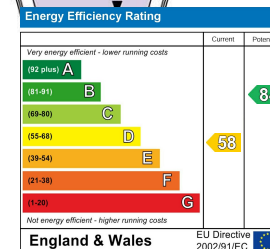
Buyer Identity Verification Fee

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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