

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

☎ 0121 321 2101



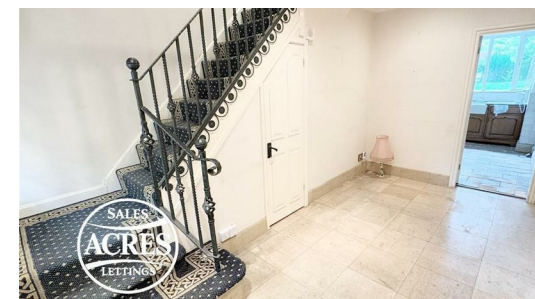
suttoncoldfield@acres.co.uk



www.acres.co.uk



- Sought after Monmouth Drive location opposite Sutton Park
- Substantial detached family home
- Five well bedrooms across three floors
- Spacious lounge & separate dining room
- Generous rear garden with hidden secret orchard space
- Exceptional scope to extend, improve or develop subject to permissions
- Large driveway providing parking for multiple vehicles
- Garage offering storage or conversion potential STPP
- Convenient for schools, shops, transport links and Sutton Coldfield town centre
- Offered for sale with no upward chain



**MONMOUTH DRIVE, SUTTON COLDFIELD, B73 6JR - OFFERS AROUND £680,000**

Situated on the highly sought after Monmouth Drive directly opposite the stunning open greenery of Sutton Park, this substantial family home enjoys an enviable position within one of Sutton Coldfield's most desirable residential locations and is being sold with no chain. Offering immediate access to picturesque walks, cycling routes and nature trails, the property is also conveniently placed for well regarded schools, local shops, transport links and the amenities of Sutton Coldfield town centre. Homes in this position rarely come to market, particularly those offering such extensive grounds and future potential. Occupying a generous plot with a remarkable hidden orchard to the rear, this characterful residence presents an exciting opportunity for buyers seeking a home with both charm and scope. Internally, the property retains a wealth of traditional features including bay windows, feature fireplaces and spacious room proportions throughout, whilst externally the substantial garden and secret orchard offer endless possibilities for landscaping, outdoor entertaining, growing space or potential future development subject to the relevant permissions. The property offers flexible accommodation across three floors, making it ideal for growing families or purchasers looking to create a truly exceptional long term home.

**PORCH:** Accessed via a part PVC double glazed French doors to front with part PVC double glazed panels to both sides and a stone tiled floor.

**ENTRANCE HALL:** Original wooden front entrance door with obscure glazed insert and obscure double glazed window to side, radiator with decorative cover, door to storage cupboard, stairs rising to first floor landing and further doors leading to:

**DINING ROOM:** 17'02" max / 14'04" min x 12'11" PVC double glazed bay window to front, radiator with cover and feature fireplace with marble hearth and surround.

**LOUNGE:** 15'00" max / 12'04" min x 12'11" PVC double glazed French doors to rear with PVC double glazed windows to either side in a bay formation, radiator with cover and log effect fire set upon a stone hearth with inset and surround.

**KITCHEN:** 11'11" x 10'00" max / 7'02" min PVC double glazed box bay window to rear, Belfast style double sink set into work surfaces with base units beneath, matching dresser style storage cupboard, half tiled surround and door leading to:

**LEANTO:** 11'09" x 11'08" Half tiled surround, radiator with cover, obscure PVC double glazed window to side, PVC double glazed French doors to rear and doors leading to WC and utility.

**UTILITY SPACE:** Roll top work surfaces with space and plumbing for washing machine and tumble dryer.

**GUEST WC:** Obscure PVC double glazed window to rear, low flushing WC and hand wash basin.

**FIRST FLOOR LANDING:** Stairs rising to second floor landing and doors leading to:

**BEDROOM ONE:** 15'05" max / 12'04" min x 12'11" PVC double glazed bay window to rear, radiator with cover and built in wardrobe.

**BEDROOM TWO:** 15'08" x 12'11" PVC double glazed window to front, radiator with cover and built in wardrobe.

**BEDROOM THREE:** 12'10" max / 8'10" min x 10'02" PVC double glazed box bay window to rear, radiator with cover and ample space for bedroom furniture.

**FAMILY BATHROOM:** Obscure PVC double glazed windows to front and side, low flushing WC, floating hand wash basin, corner panelled bath, tiled flooring, half tiled surround and ladder style radiator.

**SECOND FLOOR LANDING:** PVC double glazed window to side and doors leading to:

**BEDROOM FOUR:** 15'04" x 8'09" max / 5'04" min Double glazed skylight to front and radiator with cover.

**BEDROOM FIVE:** 9'05" x 7'11" Two double glazed skylights to rear, column radiator and tiled flooring.

**SHOWER ROOM:** Enclosed shower cubicle, low flushing WC, hand wash basin, double glazed skylight to rear, tiled flooring, half tiled surround and column radiator.

**REAR GARDEN & ORCHARD:** A substantial rear garden comprising a patio seating area leading onto an extensive lawned garden with mature shrubs, bushes and trees providing a high degree of privacy. Beyond a decorative iron gate and brick wall lies the property's hidden orchard a truly unique and expansive area originally used as an orchard but now offering exceptional versatility and enormous scope for a purchaser to utilise to their own discretion, subject to any necessary permissions.

**GARAGE:** Double opening doors to front, obscure single glazed window to side and ample space for storage. The garage also offers potential for conversion, subject to the relevant planning permissions and building regulations. (Please check the suitability of this garage for your own vehicle)

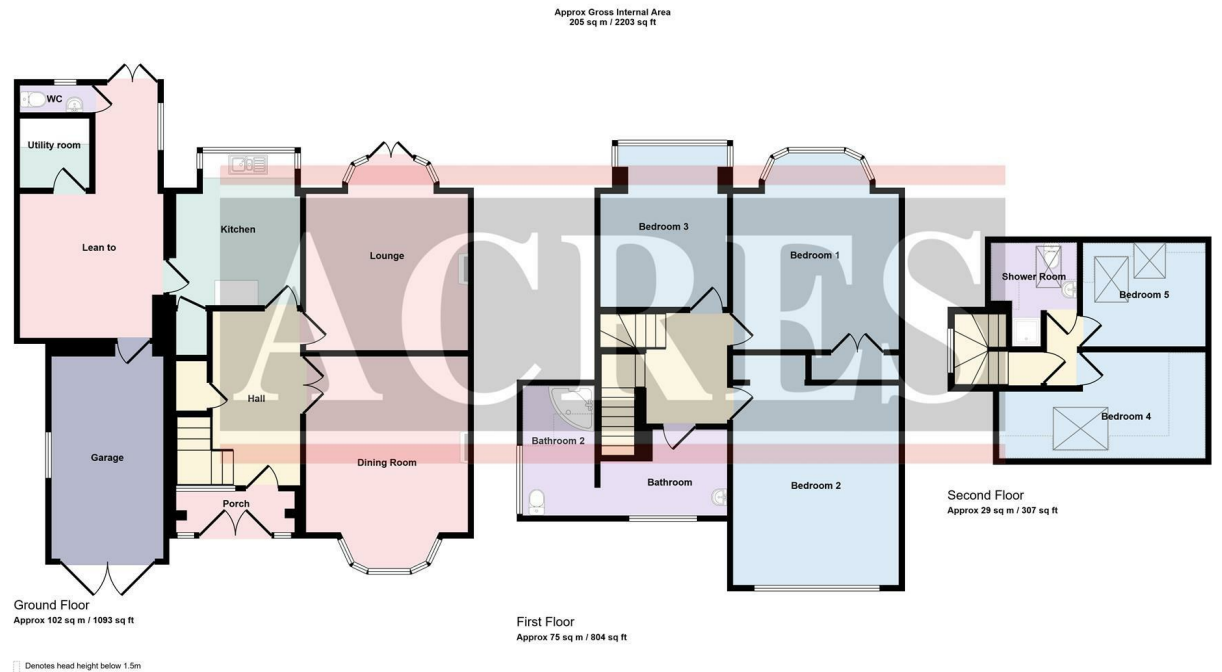


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** F                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

