



Monkspath, Walmley  
Sutton Coldfield, B76 2RX

Offers in Excess of £550,000

## An Executive Family Residence in One of Monkspath's Most Coveted Cul-de-Sacs.

Tucked away within a quiet, tree-lined cul-de-sac in the heart of Monkspath, this striking four-bedroom detached home offers the rare combination of privacy, prestige, and an exceptional family layout. With a south-facing rear garden, generous proportions throughout, and accommodation arranged across two beautifully presented floors, this is a home designed for those who refuse to compromise.

Set behind a sweeping block-paved driveway and framed by mature, established planting, the home presents an immediately impressive façade — handsome red brick beneath a steeply pitched tiled roof, with feature gables and an integral garage. It's a property that announces itself with quiet confidence; the kind of home that turns heads without ever needing to.

The Ground Floor — Designed for Modern Family Living. Step inside and you're welcomed by a light-filled entrance hallway, anchored by an elegant spindle staircase that sets the tone for the rest of the home. From here, the ground floor unfolds with a sense of flow and purpose. To the front, a dedicated study offers the perfect setting for working from home — a quiet retreat away from the main living spaces. Across the hall, the formal dining room provides a refined space for entertaining, while the family room/third reception offers genuine flexibility, whether used as a snug, playroom, or media space. The heart of the home is the expansive formal lounge — generously proportioned and ideal for both relaxed evenings and larger gatherings. The fitted breakfast kitchen has been thoughtfully designed as a true family hub, with ample space for casual dining and direct connection to the south-facing garden beyond. A separate utility room keeps the working elements of the home neatly tucked away.

The First Floor — A Sanctuary Above. A sweeping galleried landing sets the standard for the upper floor — an architectural touch that lends a real sense of arrival and space. The principal suite is the showpiece: a generous double bedroom with extensive fitted wardrobes, served by a stunning five-piece en suite in a crisp white suite — a genuinely indulgent space designed for slow mornings and considered evenings. The guest bedroom enjoys its own private en suite, making it ideal for visiting family or hosting in style. Two further well-proportioned double bedrooms — both benefiting from fitted wardrobes — are served by a beautifully appointed family bathroom.

The rear garden enjoys a coveted southerly aspect, bathing the space in sunshine throughout the day — perfect for entertaining, family life, or simply unwinding in private.

Monkspath remains one of Walmley's most sought-after addresses, and this particular cul-de-sac position offers a sense of seclusion that's increasingly rare. Excellent schools, local amenities, and superb transport links — including the M42 and Birmingham City Centre — are all within easy reach.

A home of this calibre, in a position this quiet, with a layout this complete, is a genuinely rare find.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)



### Room Measurements

Living Room 19' 2" x 11' 4" (5.85m x 3.46m)

Dining Room 14' 4" x 8' 2" (4.37m x 2.49m)

Kitchen 16' 7" x 8' 0" (5.06m x 2.43m)

Laundry Room 5' 10" x 5' 7" (1.77m x 1.71m)

Family Room 16' 10" x 6' 9" (5.12m x 2.05m)

Study 8' 6" x 6' 10" (2.58m x 2.09m)

W.C 5' 8" x 3' 7" (1.72m x 1.08m)

Bedroom One 15' 3" x 14' 10" (4.65m x 4.52m)

En-suite 10' 7" x 6' 7" (3.22m x 2.00m)

Bedroom Two 15' 11" x 9' 6" (4.84m x 2.89m)

En-suite 8' 4" x 4' 5" (2.54m x 1.34m)

Bedroom Three 12' 7" x 7' 11" (3.83m x 2.41m)

Bedroom Four 10' 11" x 9' 6" (3.34m x 2.89m)

Bathroom 8' 0" x 5' 7" (2.44m x 1.69m)

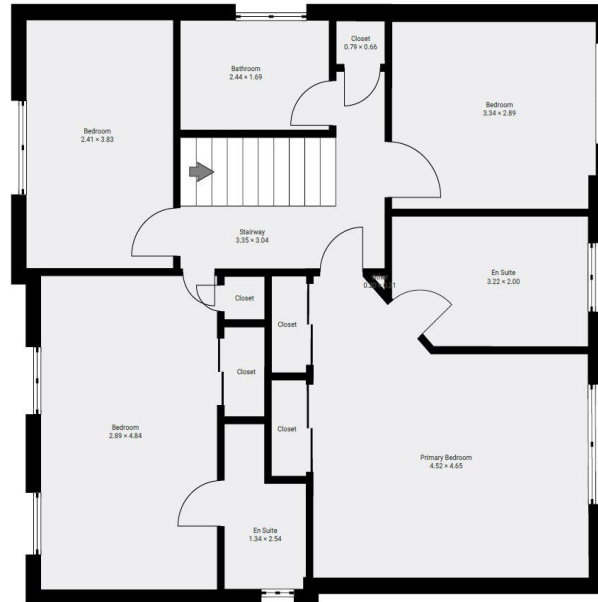
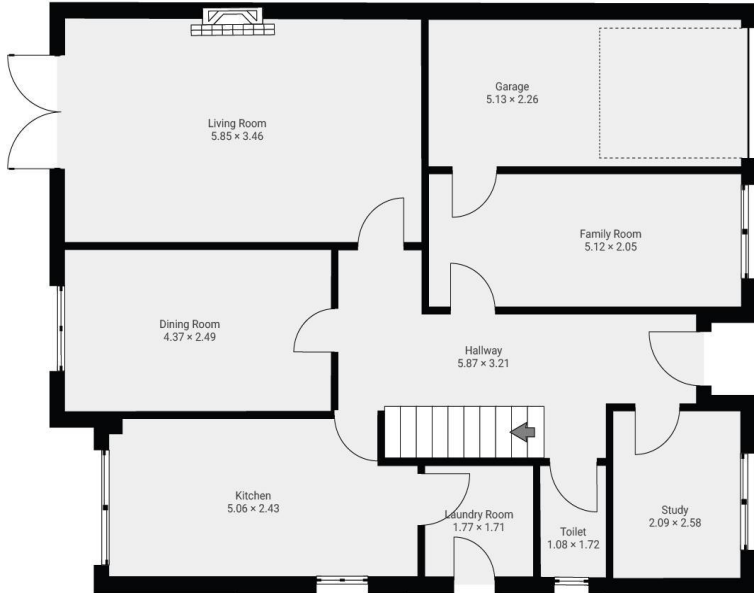
Garage 16' 10" x 7' 5" (5.13m x 2.26m)





# Floor Plan

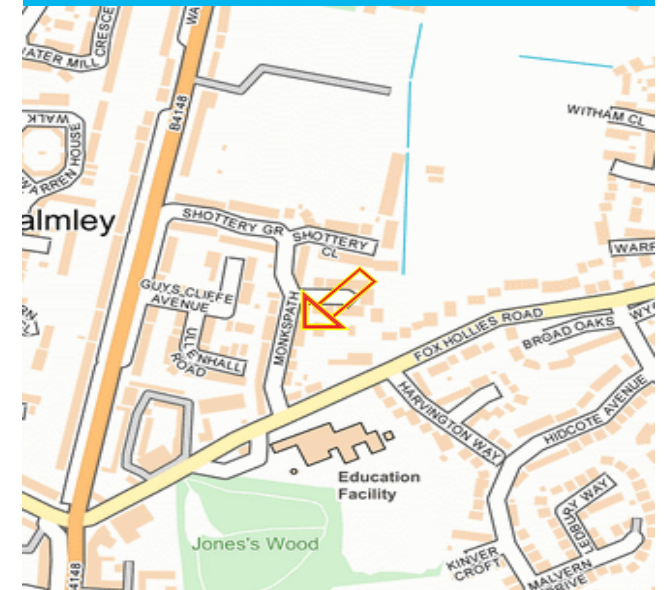
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 29th April 2026

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