165 MONMOUTH DRIVE
SUTTON COLDFIELD
B73 6JR

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A well-presented four-bedroom home featuring wonderful family accommodation in a popular residential area with wonderful views over Sutton Park.

ACCOMODATION
Ground Floor: porch, reception hall, drawing room, dining room, kitchen, utility with WC, conservatory, principal bedroom with en-suite shower room, bedroom two, bedroom three with en-suite shower, family bathroom.
First Floor: bedroom four with en-suite shower room, storage.
Gardens and Grounds: spacious rear garden, block-paved driveway.

Total approximate gross internal floor area 1,907 square feet (177 square metres).
EPC Rating: E

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 the newly developed Mulberry Walk.

Sutton Park is less than a ten-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, sailing, and other outdoor activities. Boldmere Golf Course is only a few minutes away.

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.

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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Description of Property
This wonderful property with amazing views over Sutton Park is approached via the block-paved driveway, flanked by mature front lawn, leading up to the porch entrance. The reception hallway offers an amazing first impression with stunning herringbone flooring and leaded glass window looking into the dining room.

The drawing room overlooks the front of the property and offers a spacious area for relaxing and entertaining. A coal-effect fireplace is set along one wall and the room features beautiful wooden flooring and a bay window.
Double doors open up into the dining room which in turn flows into the kitchen. The kitchen offers a variety of floor and wall units and various built-in appliances, including a dishwasher, high-quality gas hob, double oven, and fridge/freezer. A breakfast bar is set along one wall and the kitchen overlooks the rear garden.
Sliding doors from the dining room lead into the conservatory. The bright space leads out into the garden via sliding doors and offers a wonderful area for relaxing and spending time with family and friends.
A sizeable utility leads off from the kitchen and offers additional work and storage space as well as space for a washing machine/tumble dryer. A WC and storage cupboard are located here and the garden can also be accessed from the utility.

The principal bedroom with rear aspect features various built-in wardrobes and an en-suite shower room with contemporary grey suite. Bedroom two, across the hall, also features built-in wardrobes and a bay window overlooking the front of the home. Bedroom three is approached from the utility and features a bay window, self-contained access from the front of the home, and an en-suite shower.
A family bathroom, accessed from the hallway completes the ground-floor accommodation.

A fourth bedroom is located on the first floor and features an en-suite shower room with corner shower, as well as built-in wardrobes. Further storage space is located on the first floor.

Gardens and Grounds
The property benefits from spacious frontage with block-paved driveway and parking bay, as well as well-maintained lawned area with a variety of shrubs.
To the rear is a generously sized rear garden, mainly laid to lawn and featuring garden storage and a patio area ideal for enjoying the warmer weather.

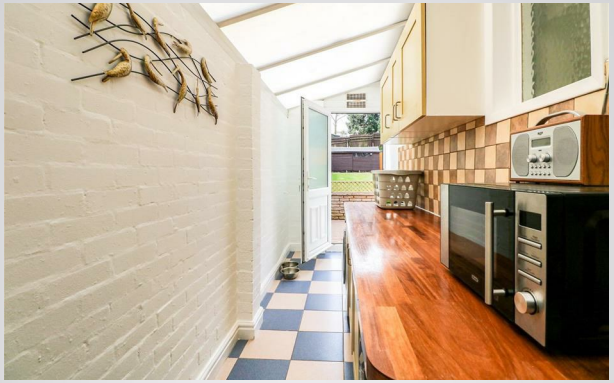
Services
We understand that mains water, gas, and electricity are connected.

Fixtures and Fittings
Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.









Directions
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 and is easily identifiable with an Aston Knowles board outside.

Terms
Tenure: Freehold

Local authority: Birmingham City Council

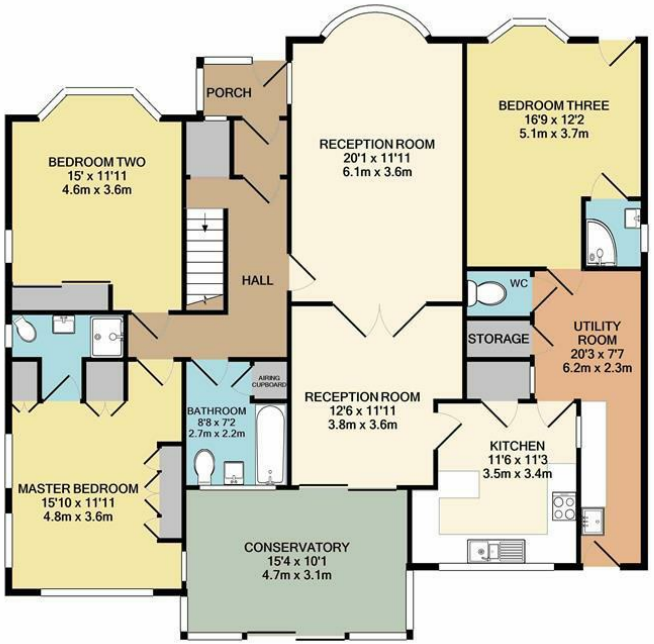
Tax band: F

Viewings
All viewings are strictly by prior appointment with agents Aston Knowles via 0121 362 7878.

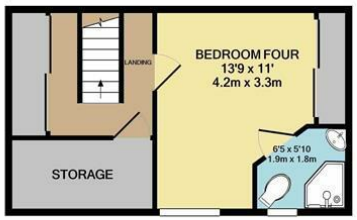
Disclaimer - Important Notice
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information 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 it cannot be inferred that any item shown is included in the let.

Photographs taken April 2021
Particulars prepared April 2021

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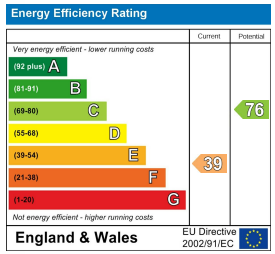
GROUND FLOOR
APPROX. FLOOR
AREA 1588 SQ.FT.
(147.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1907 SQ.FT. (177.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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