203 MONMOUTH DRIVE
SUTTON COLDFIELD
B73 6JS

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This outstanding extended detached family residence occupies a prestigious position on Monmouth Drive, enjoying views towards Sutton Park. Beautifully presented over three floors, the accommodation includes a welcoming entrance hall and guest cloakroom, elegant lounge with wood-burning stove, and a magnificent extended open-plan living kitchen, complemented by a separate utility/laundry room. The first floor provides four generous bedrooms, two with en-suites, together with a luxury family bathroom, while the second floor offers a fifth bedroom and substantial storage. Outside, a generous driveway provides ample parking alongside a garage, with a large beautifully maintained rear garden featuring an impressive garden room with shower room, offering excellent additional space for home working, entertaining or leisure.

EPC Rating : D

Approximate total floor area: 3198 Sq. FT or 297 Sq. Meters

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
Monmouth Drive is regarded as one of Sutton Coldfield's most desirable residential addresses, with the magnificent Sutton Park forming an integral part of the setting and lifestyle offered by this location.

The property is ideally placed for access to Sutton Coldfield town centre and the amenities of nearby Boldmere, while families are particularly well served by the excellent selection of highly regarded schools within the surrounding area. Sutton Park, one of Europe's largest urban parks, provides approximately 2,400 acres of open parkland and offers an exceptional range of opportunities for walking, cycling and enjoying the outdoors.

The combination of excellent local amenities, schooling, transport connections and immediate access to such wonderful open space has ensured that Monmouth Drive remains one of the most sought-after locations for family buyers within Sutton Coldfield.

Description of Property
Occupying an enviable position on the highly regarded Monmouth Drive, this exceptional detached residence offers beautifully appointed and extensively enhanced accommodation in one of Sutton Coldfield's most sought-after residential locations. The property has been thoughtfully extended and improved to provide a wonderful family home of impressive proportions, combining contemporary styling with characterful touches throughout.

The accommodation is approached through an enclosed porch which opens into a particularly welcoming reception hall. Timber detailing, oak flooring and a period-style radiator immediately set the tone for the quality found throughout the property.

The principal lounge enjoys an attractive bay window and views towards Sutton Park, with a wood-burning stove providing an inviting focal point to the room.

Without doubt, one of the outstanding features of the home is the magnificent extended living kitchen. Extending to approximately 30 feet and designed around modern family life, this superb open-plan space incorporates kitchen, dining and family areas, with bi-folding doors creating a wonderful connection with the rear garden.

The contemporary kitchen is comprehensively fitted with a range of high-gloss cabinetry complemented by granite work surfaces. A substantial central island provides further storage and a breakfast bar, while integrated appliances include an induction hob, twin electric ovens, full-height fridge and freezer, dishwasher and wine cooler. A separate utility room provides valuable additional practicality.

To the first floor are four bedrooms of particularly generous proportions. The principal bedroom has been extended to create an impressive suite with fitted wardrobes and its own contemporary en-suite shower room.

Bedroom two is equally impressive and benefits from a walk-in wardrobe together with a further en-suite shower room. Bedroom three is a substantial double bedroom with fitted wardrobes, while bedroom four provides further generous accommodation.

Completing the first floor is a beautifully appointed family bathroom, featuring a freestanding double-ended bath together with a large separate shower enclosure and contemporary sanitaryware.

A staircase continues to the second floor where there is a spacious fifth bedroom with multiple Velux roof windows, together with a substantial adjoining storage room.

The accommodation within the main house is complemented beautifully by the outside space. To the front, a generous driveway provides off-road parking for several vehicles, bordered by established laurel planting and providing access to the garage.

The rear garden is a particular feature of the property, being both generous in depth and beautifully maintained. A substantial paved terrace immediately adjoining the house provides an excellent setting for outdoor dining and entertaining, with steps rising to the main lawn.

Positioned at the far end of the garden is a superb and unusually substantial garden room. Extending across much of the width of the garden, this highly versatile additional space has bi-folding doors, electric heating and its own shower room. It offers enormous flexibility and would lend itself perfectly to use as a home office, gymnasium, games room, entertaining space or leisure suite.

The combination of its prestigious location, Sutton Park outlook, exceptional internal proportions, extensive improvements and superb garden makes this a very special family home.

Distances
Sutton Coldfield 1.5 miles
Birmingham 6.4 miles
Lichfield 11 miles
Birmingham International/NEC 11.4 miles

(Distances approximate)
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.

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.

Terms
Tenure: Freehold
Local authority: Birmingham City Council
Tax band: G
Average area broadband speed: 150 Mbps. 500 and 900 Mbs is also available

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.









Viewings

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

Disclaimer

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 September 2026
Particulars prepared September 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.

ASTON KNOWLES

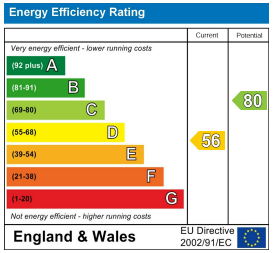
Monmouth Drive, Sutton Coldfield, B73 6JS

Approximate Gross Internal Area

Total (Including Outbuilding) = 3198 SQ FT / 297 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.



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. 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 sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com