

197 MONMOUTH DRIVE
SUTTON COLDFIELD
B73 6JS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Distinctive and Elegant Family Home

This beautiful residence blends timeless architectural details with modern comforts, offering a warm and inviting setting for family life and entertaining.

Accommodation

- Enclosed Porch
- Arched entrance doorway with Stained glass panels
- Reception Hall with Herringbone flooring
- Hallway Closet/Cloakroom
- Guest WC with boutique-hotel-style wash basin
- Drawing room with feature log burner, Bay windows overlooking the front of the property and fireplace
- Snug with divider wall from Kitchen area sharing a fireplace enjoyed by both rooms
- Open plan Kitchen with window looking onto the rear garden, Herringbone flooring, integrated appliances which include two wine coolers, large cooker hob and extractor fan above, and central Island also family breakfast bar, and two large skylights, bi-folding doors opening onto the rear garden patio
- Utility room
- Dining area
- Passageway from Garage to Utility room
- Staircase to first floor

First floor:

- Generous and multi-level first floor landing
- Principal Bedroom with views of the rear garden, having walk-in dressing room with built-in closet, then through to Ensuite shower room with bay window overlooking the front of the property
- Bedroom number two with Bay windows overlooking front of home
- Bedroom Number three with bay windows overlooking the rear garden
- Fourth bedroom
- Family Bathroom with separate shower

Gardens and Grounds:

- Paved spacious driveway to accommodate guest parking
- Garage
- Door to passage from garage to Utility room
- Enclosed secure rear garden
- Garden room/Games room with two bi-folding doors and store room
- Rear Garden Patio for alfresco dining and entertaining guests
- Steps up to rear garden lawn

EPC Rating: C

Approximate total floor area: 2704 Sq. Ft or 250 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

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 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.

Description of Property

Beyond an enclosed porch with an arched entrance doorway framed by stained-glass panels, you are welcomed into a grand reception hall. Here, herringbone flooring immediately sets the tone of character and craftsmanship, complemented by a convenient hallway closet/cloakroom and a guest WC featuring a boutique-hotel-inspired wash basin.

The drawing room is a refined retreat, with bay windows overlooking the front garden, a fireplace, and a feature log burner, creating a cosy focal point. A versatile snug sits adjacent, separated by a divider wall yet sharing the dual-aspect fireplace, ensuring both rooms enjoy a sense of warmth and togetherness.

At the heart of the home lies an expansive open-plan kitchen. Bathed in natural light from two skylights and bi-folding doors that extend the living space onto the rear patio, the kitchen boasts herringbone flooring, integrated appliances including two wine coolers, a large cooker hob with extractor, and a central island with family breakfast bar. A bright dining area flows seamlessly from the kitchen, perfect for everyday meals or hosting friends. From here, a discreet utility room connects to the garage via a private passageway, ensuring practical family living.

A staircase leads to the first floor, opening onto a generous, multi-level landing.

First Floor

The principal bedroom suite is a luxurious haven, with serene views of the rear garden. A walk-in dressing room with built-in closets leads into a stylish ensuite shower room, complete with a bay window overlooking the front. The second bedroom, also enjoying bay windows to the front, provides generous proportions, while the third bedroom overlooks the rear garden. A well-appointed family bathroom, with both bath and separate shower, serves the additional rooms. Bedroom four completes the first floor accommodation.

Gardens and Grounds

The exterior of the home is equally impressive. A paved driveway provides ample guest parking, alongside a garage with direct passage into the utility room. To the rear, an enclosed and secure garden offers privacy and tranquillity. Designed for entertaining and family enjoyment, the rear patio is ideal for alfresco dining, with steps rising to a lawn. A dedicated garden room/games room with dual bi-folding doors and an adjoining store provides a flexible space for leisure, hobbies, or entertaining.

This exceptional property combines modern family living with refined period-inspired details, making it the perfect setting for a stylish yet practical lifestyle.

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 and go straight on at the roundabout. The property can be found on the left-hand side.

Terms

Terms:

Tenure: Freehold

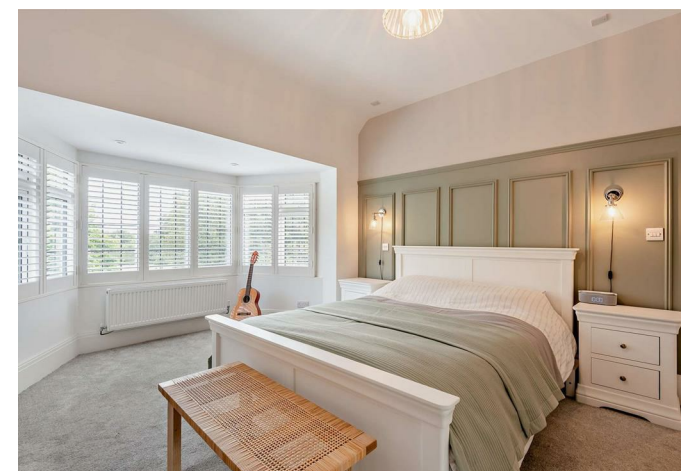
Local authority: Birmingham City Council

Tax band: G

Average area Broadband speed: 500 Mbs full fibre 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

Important notice

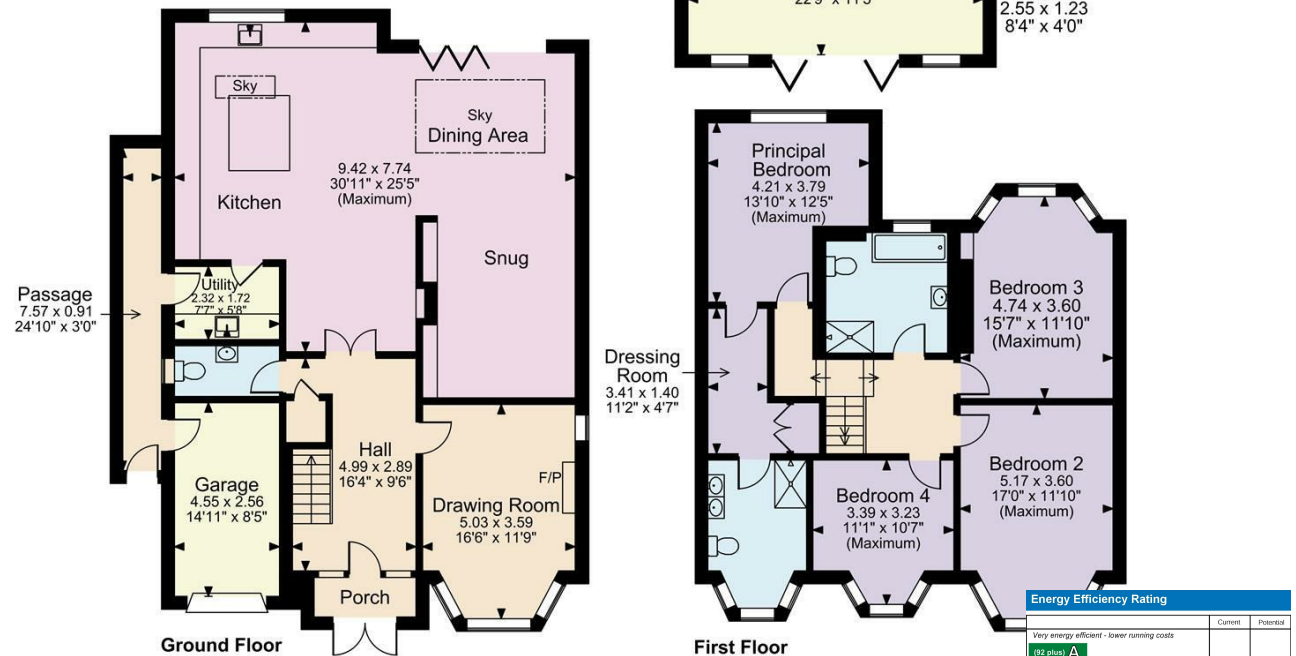
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars 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 August 2025
- Particulars prepared August 2025

Buyer Identity Verification Fee

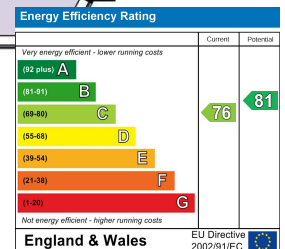
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.

Monmouth Drive, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2287 Sq Ft/212 Sq M
Garage = 121 Sq Ft/11 Sq M
Garden Room & Store = 296 Sq Ft/27 Sq M
Total = 2704 Sq Ft/250 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8661023/KRA



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