

347 MONMOUTH DRIVE  
SUTTON COLDFIELD  
B73 6JX

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A traditional style four/five bedroom detached family house situated in a highly desirable location close to the entrance of Sutton Park.

### ACCOMMODATION

Ground floor: Reception Hall, sitting/dining room, kitchen/breakfast room, utility room, family room, sauna, shower room.

First floor: Master bedroom, bedrooms two, three and four, family bathroom.

Second floor: Occasional bedroom with en-suite shower room and walk-in wardrobe.

Gardens and Grounds: Outbuilding currently used as a gym and separate store room, electric gated block-paved driveway, rear garden.

Approximate gross internal floor area 3,278.9 sq. Ft  
(304.6 sq. M)

EPC Rating: D



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 situated at Banners Gate to the southwest corner of the infamous Sutton Park.

Everyday amenities can be found in New Oscott where there is a Tesco supermarket and Princess Alice retail park. More comprehensive shopping can be found in Sutton Coldfield and Birmingham.

Sutton Park is on the doorstep offering great scope for walking and a variety of outdoor pursuits 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.

Sutton Coldfield provides an excellent choice of schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Distances

Sutton Coldfield town centre 2.7 miles  
Birmingham City Centre 7.9 miles  
Birmingham International/NEC 12.2 miles  
Lichfield 9.9 miles  
M6 (J7) 4.1 miles  
M6 Toll (T3) 6.8 miles  
(Distances are approximate)

## Description of Property

The well-presented and spacious family accommodation is approached from the extensive driveway there is a large front porch with polished tiled floor, opening into the spacious reception hallway with herringbone flooring, useful understairs storage cupboard and staircase giving access to the first-floor accommodation.

To the right of the reception hall is the drawing room, an inviting room to receive guests with a bright dual aspect. There is a feature fireplace and continuation of the herringbone wood flooring from the hallway.

The contemporary kitchen/breakfast room features a range of white high gloss wall and base units with complementary granite worktops and tiled flooring. An island in the centre of the kitchen provides additional storage and space for informal dining. Integrated appliances include two ovens, microwave and five-ring gas hob with over-head extractor. A double-glazed window to rear and double-glazed door gives access out to the rear garden, a door leading through to utility and further door leads through to the family room.

Beyond the kitchen is a useful utility room with polish tiled flooring and additional storage and space for white goods. Also off the kitchen is a family room which has sliding patio doors leading out to the rear garden.

A side lobby with polished floor finish leads through to the sauna and shower room. The shower room has been re-fitted with a white suite comprising slim line vanity wash hand basin with chrome mixer tap, low flush WC, full

complementary tiling to walls and floors, walk-in double shower cubicle with electric shower over and complementary tiled surrounds and chrome ladder heated towel rail.

The sauna room has a polished tiled floor, sauna with seating and sauna gas fire.?

The first-floor accommodation comprises of master bedroom with built-in wardrobes, bedroom two with built-in wardrobes, bedrooms three and four and a family bathroom. The second floor comprises of an additional occasional bedroom accessed via stairs from bedroom three, and features an en-suite shower room and a walk-in wardrobe.

## Gardens and Grounds

Outside the property is set behind electric gates for secure parking with a multi vehicle block-paved driveway for several vehicles.?

The rear gardens are mainly laid to lawn and benefits from a sunny aspect, with established shrubs and trees. From the back of the house the garden is approached from the full width block paved patio with brick-built bar and barbeque. A pathway offers gated access to the front, steps lead to the well-kept lawned garden which is fenced to the perimeter.

The outbuilding at the bottom of the garden currently houses a store room and separate gym.

## Services

We understand that mains water, drainage, electricity, and?gas 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 office at 8 High Street head down Mill Street before taking a slight right onto Lower Queen Street. At the roundabout, take the second exit onto Manor Road before turning left onto Clifton Road. After 0.2 miles continue onto Somerville Road. Turn right onto Monmouth Drive. Number 347 is situated opposite the Boldmere Gate of Sutton Park just before the cross roads.

## Terms

Tenure: Freehold

Local Authorities: Birmingham

Tax Band: G

## Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 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





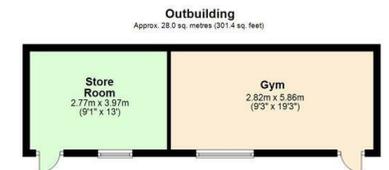
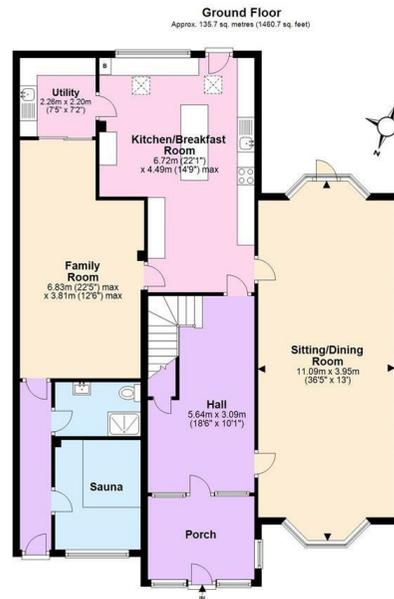
particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

Photographs taken July 2022  
Particulars prepared July 2022

EPC Rating  
EPC Rating :D

Broadband Average speed in area  
Broadband Average speed in area : 1130 Mbps

COUNCIL TAX BAND  
COUNCIL TAX BAND : G  
BIRMINGHAM



Total area: approx. 304.6 sq. metres (3278.9 sq. feet)

Disclaimer  
Floorplan for illustrative purposes only  
Measurements are approximate and not to scale  
Please re-check all information before making any decisions  
For more information please contact the agent

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

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