221 MONMOUTH DRIVE
SUTTON COLDFIELD
B73 6JS

ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

Accommodation
Ground Floor:
• Enclosed porch
• Cloak closet
• Storage closet
• Grand Reception Hall with access to rear garden
• Snug overlooking the front of the property and giving access to Study
• Study with three skylights and access to rear garden through French doors
• Drawing room with focal point fireplace
• Dining room with fireplace, having access to rear garden patio, through French doors for alfresco dining and entertaining guests
• Kitchen with integrated appliances and numerous storage cabinets
• Utility room accessed via the kitchen, the separate entrance from the front of the property and giving through access to the rear garden
• Guest WC giving access to the Leisure suite
• Leisure suite, housing a spectacular swimming pool, with large skylight and French doors granting access to the rear garden, a separate room for changing garments, and a shower
• Pump room having second access from the front of the property
• Staircase to first floor
First Floor:
• Generous Gallery landing, having access to balcony through French doors, overlooking the front of the property with views of Sutton Park and near by Golf course
• Principal bedroom with built-in wardrobes and walk-in dressing room
• Bedrooms number two, three and four, with built-in wardrobe, overlooking the rear gardens
• Bedroom number five over looking the front of the home
• First Family bathroom with bath tub
• Second Family Bathroom with stand-alone bath tub and separate shower
• Laundry room
Gardens and Grounds:
• Secure gates
• Immaculate block paved in/out driveway having pristine hedge ways, mature evergreens and ornamental tree centred on a half-circle lawned area
• Garage
• Rear Garden Patio
• Magnificent multilevel garden with beautiful lawns
• Large garden pond
• Attractive, decorative and functional Iron Gazebo used as a seating area
• Abundant beautiful trees, evergreens and plantlets
• Green house
• Gymnasium building and storage
• Pergola with roman style columns to gym

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 a short 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

Set behind iron gates, this truly spectacular residence embodies a perfect harmony of elegance, grandeur, and modern living. Approached via an immaculate block-paved in/out driveway framed by pristine hedgerows, mature evergreens, and an ornamental tree set upon a half-circle lawned centerpiece, the home immediately establishes a sense of prestige and refinement.

Ground Floor

The entrance unfolds into an enclosed porch, leading through to cloak closet and practical storage closet, ensuring convenienceupon arrival. From here, the home opens into a truly breathtaking Grand Reception Hall, a central statement space designed for both arrival and celebration. French doors draw the eye towards the beautifully landscaped rear gardens, while the architectural proportions create an immediate atmosphere of magnificence.

To one side, the snug provides a more intimate retreat overlooking the front of the property, seamlessly connecting to the study. Bathed in natural light from three skylights, the study is further enhanced by French doors opening directly to the rear garden, ideal for both inspiration and tranquility.

A drawing room, elegantly appointed with a focal-point fireplace, forms the heart of the home's formal entertaining spaces, while the dining room offers its own charm with a fireplace and French doors leading to the garden patio, perfectly suited for alfresco dining and entertaining. The kitchen is a chef's dream, with a comprehensive array of integrated appliances, numerous bespoke cabinets, and seamless access to a utility room. The utility itself benefits from a separate entrance to the front of the property and through access to the garden, ensuring practicality without compromise.

Further along, a guest WC leads to the remarkable leisure suite, a true highlight of the home. This impressive space boasts a spectacular swimming pool illuminated by a large skylight, with French doors opening to the rear garden. Complementing the suite are a well-appointed changing room, shower facilities, and access to the pump room, which benefits from its own secondary entrance from the front of the property.

The ground floor is completed by a beautifully designed staircase, rising with grace to the first floor.

First Floor

A generous gallery landing adorns the upper level, featuring French doors opening to a balcony that overlooks the front of the property, affording enviable views of Sutton Park and the nearby golf course.

The principal bedroom is a sanctuary of luxury, complete with built-in wardrobes and a walk-in dressing room. Three additional bedrooms, each with built-in wardrobes, enjoy views across the landscaped rear gardens, while a fifth bedroom enjoys a commanding aspect over the front grounds. The accommodation is supported by two elegant family bathrooms: the first with a bathtub, the second boasting a stand-alone bath and separate shower. A dedicated laundry room adds further convenience to this thoughtfully designed floor.

Gardens and Grounds

The outdoor spaces are nothing short of magnificent. Beyond the rear garden patio lies a multilevel garden of outstanding beauty, comprising sweeping lawns, a large ornamental pond, and an abundance of mature trees, evergreens, and vibrant plantings. An attractive iron gazebo serves as both a decorative center piece and a functional seating area, inviting moments of reflection amidst the natural splendor.

A greenhouse caters to horticultural pursuits, while a separate gymnasium building with storage provides recreational and lifestyle opportunities. Accessed via a stately pergola adorned with Roman-style columns, the gymnasium adds to the estate's unique character.

Completing the grounds is an integrated garage, blending seamlessly with the architecture of the 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 and go straight on at the roundabout. The property can be found on the left-hand side.

Terms

Tenure: Freehold
Local authority: Birmingham City Council
Tax band: G
Average area broadband speed: 500 Mbs is 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.

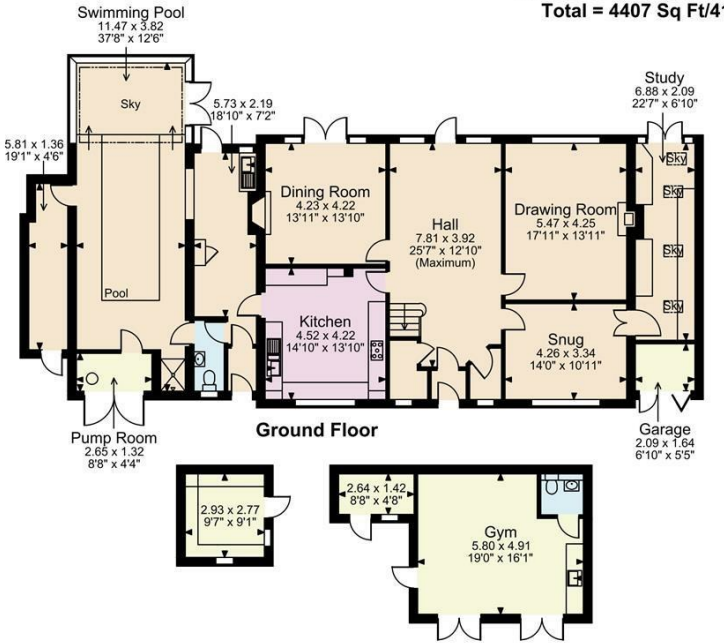
- Photographs taken September 2025
- Particulars prepared September 2025

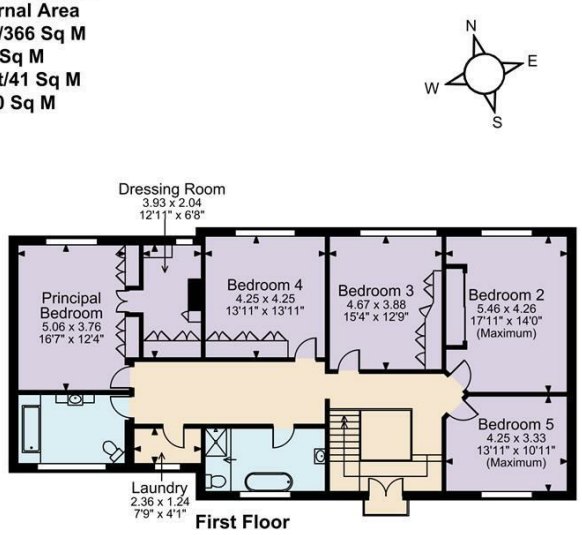
Buyer Identity Verification Fee
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an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

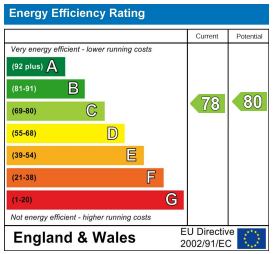
EPC rating and Floor area
EPC Rating: C
Approximate average floor area: 4407 Sq. Ft or 410 Sq. Meters

ASTON KNOWLES

Monmouth Drive, Sutton Coldfield
Approximate Gross Internal Area
Main House = 3934 Sq Ft/366 Sq M
Garage = 37 Sq Ft/3 Sq M
Outbuildings = 436 Sq Ft/41 Sq M
Total = 4407 Sq Ft/410 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/8662882/MKB

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