

213 MONMOUTH DRIVE
SUTTON COLDFIELD
B73 6JS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Ground Floor:

The property is entered via a covered porch leading into a welcoming reception hall. The ground floor accommodation comprises a spacious lounge, a bright sun room, a well-appointed kitchen, utility room, and a useful side store. A staircase rises from the reception hall to the first-floor accommodation.

First Floor:

The first-floor landing provides access to the principal bedroom, bedroom two with en-suite shower room, and bedrooms three and four. A family bathroom, complete with a separate shower, serves the remaining bedrooms.

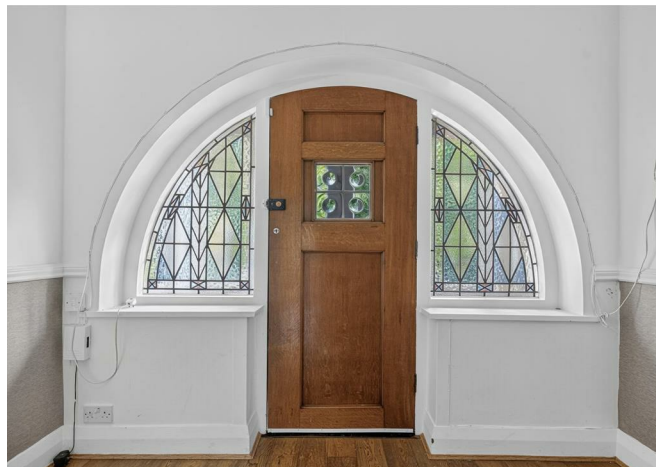
Gardens and Grounds:

Externally, the property benefits from a block-paved driveway, lawned areas, and an integrated garage. The enclosed rear garden is predominantly laid to lawn and is complemented by mature trees and hedges, creating a private and attractive outdoor space.

EPC Rating: D

Approximate total floor area: 1959 Sq. FT or 182 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

This substantial family residence combines generous living accommodation with charming character features, set within mature and private gardens.

A covered porch welcomes you into the grand reception hall, where beautiful stained-glass windows create an immediate sense of elegance and distinction. The spacious lounge extends the full depth of the property, providing an exceptional entertaining and family living space. To the front, attractive bow bay windows flood the room with natural light, while to the rear, built-in window seats and French doors offer delightful views and direct access to the garden patio. A feature fireplace provides a focal point, enhancing the room's warmth and character.

Adjacent to the main living area, the sun room offers a peaceful retreat overlooking the gardens. The well-appointed kitchen is fitted with a range of integrated appliances and is complemented by a practical utility room, which is accessed via the substantial side store. Extending from the front to the rear of the property, the side store benefits from access at both ends, providing excellent storage and versatility.

A staircase rises from the reception hall to the first-floor

accommodation. The principal bedroom enjoys a pleasant outlook over the rear gardens and benefits from built-in storage and attractive box bay windows. Bedroom two features the added luxury of an en-suite shower room, while bedroom three enjoys dual aspects to the front and side of the property. Bedroom four includes built-in storage and access to a private balcony, creating a unique and desirable space. The family bathroom is well-equipped with both a bath and a separate shower enclosure.

Externally, the property is approached via a block-paved driveway providing ample off-road parking and access to the integrated garage. The front garden includes a neatly maintained lawned area, while the enclosed rear garden offers a wonderful outdoor environment for families and entertaining. Predominantly laid to lawn, the garden features a split-level design with steps leading from one lawn area to another, complemented by mature trees and established hedging that provide privacy and year-round interest.

This substantial home presents an excellent opportunity for those seeking spacious accommodation, attractive gardens, and versatile living spaces in a highly desirable setting.

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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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.



Monmouth Drive Sutton Coldfield, B73 6JS
 Approximate Gross Internal Area
 1959 SQ FT / 182 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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 June 2026
 Particulars prepared June 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.



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

Score	Energy rating	Current	Potential
92 plus	A		
81-91	B		
69-80	C		76
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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8 High Street, Sutton Coldfield, B72 1XA

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