

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ This is an incredible executive detached residence
- ◆ Beautifully positioned opposite the beauty spot that is Sutton Park
- ◆ Close to many superb amenities
- ◆ Very elegant and spacious entrance Hall
- ◆ Formal Dining room and Extended Lounge
- ◆ Wonderful fitted Breakfast kitchen with rear walk in Pantry
- ◆ Five Double Bedrooms
- ◆ Luxury Bathroom and separate Shower Room
- ◆ Deep fore garden with in and out driveway plus access to Double Garage
- ◆ Amazing Landscaped rear garden with many lovely points of interest



19 Monmouth Drive, Sutton Coldfield, B73 6JQ ~ Offers around £850,000

Nestled beautifully on this wonderful road of executive styled detached residences and opposite the beauty spot that is Sutton Park, this exquisite, freehold property has been enhanced throughout by the current Vendor. This detached family home presents a harmonious blend of contemporary design and comfort, boasting superb decoration throughout. It creates an atmosphere of elegance and style. The local area is complimented by its array of excellent educational opportunities for all ages; comprehensive shopping facilities and amenities can be accessed via a short drive to Sutton Coldfield town centre, Boldmere or Princess Alice Retail Park. The interiors include a wonderful large and welcoming entrance hall, attractive guest cloakroom, formal dining room to the front and elegant extended family lounge to the rear plus a truly stunning, open-plan fitted breakfast kitchen with complementary walk in pantry and side passageway leading to garage and rear garden. To the first floor are five well-proportioned double bedrooms, an outstanding, luxury bathroom and separate Shower Room. Externally there is a deep fore garden with in and out driveway, multiple parking space and access to the double garage. To the rear is a beautifully matured garden with many areas of interest including, large patio steps and planted area leading to a focal pond which in turn leads to a lawned garden, further garden area and timber garden room ideal for alfresco dining and entertaining. There is also an array of flowering and verdant trees and plants throughout. It will be a very lucky purchaser who succeeds in securing this magnificent home. EPC rating C. council tax band G.

Access is via: A very deep fore garden with in and out driveway, parking for multiple vehicles, access to garage, steps and open porch leading to a timber and stained glass reception door with opaque windows to either side

HALLWAY A very large inviting entrance with three radiators, coving to ceiling, oak floor, newel and balustrade staircase to first floor, open access to dining kitchen, doors into lounge and dining room door into:

GUEST CLOAKROOM Re-fitted with a white wash hand basin set into a vanity unit, close coupled WC, period style radiator/towel rail, panelling to dado height, grey toned flooring, spotlights to ceiling, understairs cloakroom cupboard

DINING ROOM 17'7" max into bay 13'10" min x 12'10" max 11'7" min into chimney breast A wonderful formal dining room with incredible views over Sutton Park, double glazed leaded light bay window with detailed top lights, two radiators, deep coving, medallion to ceiling, original styled fire surround with wood burning stove

EXTENDED LOUNGE 24'10" x 13'0" max 11'8" to chimney breast A truly beautiful spacious living room, feature double glazed leaded light window to rear and matching window system to side including door out to garden, detailed coving and medallion to ceiling, three radiators, striking traditional styled fire surround with fitted bio ethanol living flame fire, panelling to part walls

BREAKFAST KITCHEN 21'08" x 13'5" max 10'10" min Being fitted with a range of grey soft close units to include drawer, base and eye level cupboards, integrated dishwasher, fridge and freezer, stainless steel one and a half bowl sink, spotlights to ceiling, Quartz work surface, etched drainer and upstands, five ring gas hob, extractor hood over, two ovens and fitted warming drawer, under gallery lights, carousel cupboards, door into: walk in pantry including matching base units, Quartz work surface and upstands, spotlights to ceiling, double glazed window to rear

BREAKFAST AREA Fitted island with base and drawer units, Quartz top, breakfast bar, radiator, double glazed leaded light window system to rear with double doors into garden

FIRST FLOOR LANDING An excellent landing space with doors into:

BEDROOM ONE 16'0" max into bay 12'11" min x 12'11" max 12'6" min into chimney breast Double glazed bay window to rear offering glorious garden views, radiator

BEDROOM TWO 18'0" max into bay 13'10" min x 12'10" Double glazed leaded light bay window to front, radiator

BEDROOM THREE 13'4" x 9'4" Double glazed leaded light window to front, radiator

BEDROOM FOUR 11'0" x 14'3" Having double glazed window to rear, radiator

BEDROOM FIVE 9'0" x 10'0" A fifth double bedroom with double glazed leaded light vertical window to front, radiator

LUXURY BATHROOM 9'5" max 9'2" min White heritage suite, comprising panelled bath with central taps and shower attachment, white hand wash basin set into a vanity cupboard, close coupled WC, large self contained shower cubicle with overhead shower and rinser, two double glazed opaque windows, tiling to part walls, spotlights to ceiling, chrome ladder style radiator/towel rail, access to loft, fitted Alexa

SHOWER ROOM A self contained shower cubicle with fitted over head shower and rinser, white close coupled WC, wash hand basin set into vanity unit, ladder style radiator/towel rail, elegant grey tiling to walls and floor, double glazed opaque window, spotlights to ceiling

REAR GARDEN An incredible landscaped garden with crazy paved patio to fore, concealed storage area to side, planted beds leading to a first tier with central ornamental pond, rockery steps and pathway, leading to first lawn, steps up to a second lawn with timber garden room ideal for alfresco dining and entertaining. There is an abundance of flowering and verdant trees and shrubs throughout

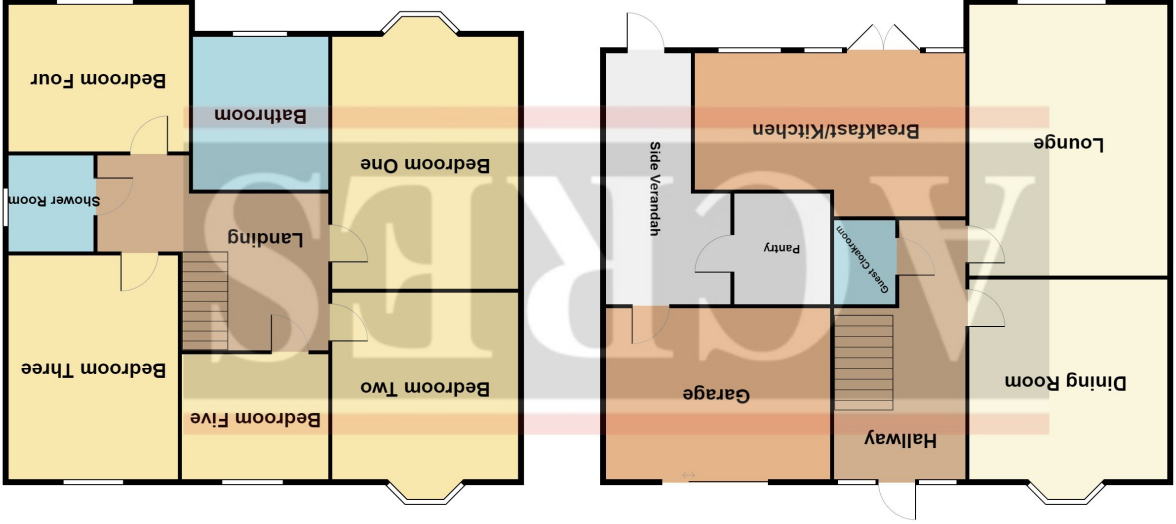
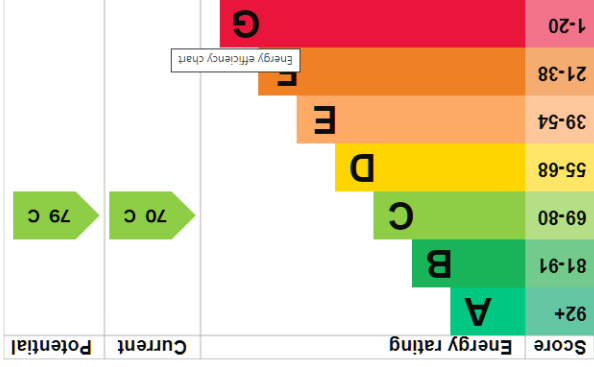
SIDE VERANDAH Double glazed door to garden, wall mounted gas central heating boiler, radiator and door to garage

DOUBLE GARAGE 16'7" x 14'8" (Please check for suitability of this garage for your own vehicle) Having an up and over door to front, space and plumbing for washing machine, light and power



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





TENURE:

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

As per sales particulars.
Recommended via Acres on 0121 321 2101.

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. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.