



Monmouth Drive,  
Sutton Coldfield, B73 6JG

£237,995



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This superbly presented executive three bed top floor flat is conveniently located within close proximity of the nearby shopping centres of Sutton Coldfield and Boldmere and enjoys stunning views over Sutton Park. Benefitting from a host of local amenities including desirable schools and transport links the property on offer boast allocated parking and a garage en-block. Accessed via a secure intercom entry system the accommodation includes a well proportioned lounge dining room, contemporary fitted kitchen, guest utility cloakroom and bathroom with with separate shower cubicle and bath. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.







## Property Specification

SUPERBLY APPOINTED EXECUTIVE APARTMENT  
THREE WELL PROPORTIONED BEDROOMS  
FABULOUS LOUNGE DINING ROOM WITH VIEWS OVER  
SUTTON PARK  
CONTEMPORARY FITTED KITCHEN  
MODERN BATHROOM WITH SEPARATE SHOWER CUBICLE

### Hall

Living Room 7.66m (25'2") x 4.06m (13'4") max

Kitchen 2.98m (9'9") x 2.34m (7'8")

Bedroom 1 3.62m (11'10") x 3.02m (9'11")

Bedroom 2 3.08m (10'1") x 3.02m (9'11")

### Bathroom

Bedroom 3 3.02m (9'11") x 2.44m (8')

### Utility Cloakroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 11th December 2024

### Viewer's Note:

Services connected:  
Council tax band: D  
Tenure: 104 years remaining  
Ground Rent: £40  
Service Charge: £3400  
Restrictions:

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

