



Monmouth Road, Bearwood, Birmingham, B67 5EF

- Beautiful Extended Family Home in Sought After Neighborhood Close to Warley Woods
- Fantastic Open Plan Living Quarters with Integrated Kitchen
- Driveway for Two Cars Including EV Charging Point
- Excellent Access Links to QE Medical Complex and Birmingham City Centre
- Three Generously Sized Bedrooms
- Superbly Renovated Through to an Excellent Standard
- Landscaped Rear Garden with Large Multi-Functional Garden Room
- EPC Rating - E

Offers In The Region Of £435,000



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An immaculately improved and extended semi-detached period home situated in this sought-after neighborhood in close proximity of Warley Woods. This three bedroom family home has been thoughtfully renovated throughout to provide fantastic contemporary family living whilst retaining the properties original character and heritage. Additionally benefitting from a large multi-functional garden room and a private driveway for two cars.

Set back from the road, a stone driveway complete with EV charging point leads to the side access and a decorative tiled entrance and storm porch. The property includes gas central heating, predominantly double glazed and includes fitted shutter style blinds in the majority of the rooms.



Upon entry, beautifully retained stained glass windows and a solid wood entrance door lead into a welcoming hallway, with original tiled flooring, staircase to the first floor with storage underneath and access into the ground floor accommodation. A partly tiled guest cloakroom conveniently houses the central heating boiler.

The front reception room offers a superb lounge area, with large bay window, built-in shelving and storage with a beautifully exposed brick feature fireplace with a "Chesney" wood burning stove inset. At the rear is a superbly extended open-plan kitchen space, with ample space for additional living and dining, and complete with roof lantern and full width bi-folding doors offering plenty of natural light. Quarry tile flooring and an exposed brick chimney stack retain the wonderful character of the home, and perfectly compliment the kitchen area which comprises two tone wall and base level units, with complimentary stone and solid oak work surfaces, butler style sink, with oven, grill and induction hob with extractor fan, with an integrated dishwasher and washing machine and space for a large American style fridge freezer.



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Upstairs provides three generously sized bedrooms, all complete with some form of aesthetic decorative paneling and include fitted wardrobes and storage. The partly tiled family bathroom has been sympathetically renovated to comprise WC, wash hand basin, freestanding roll-top bath and a separate walk-in rainfall shower cubicle. Loft access from the bathroom includes pull-down ladder and is partly boarded.

To the outside, a superbly landscaped south east facing

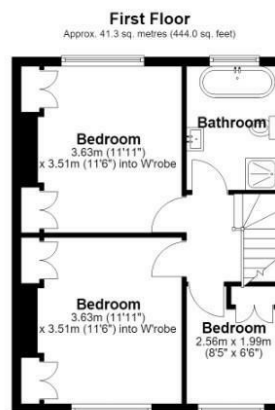
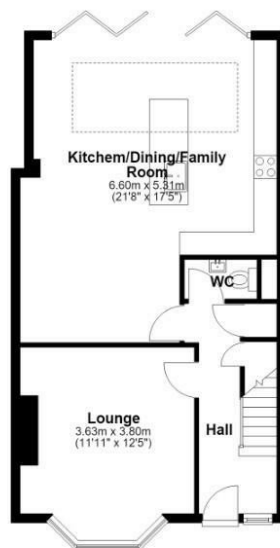
garden provides a raised patio leads down to a lawn area with mature borders complete with mature bushes and plants. A large timber framed multi-functional garden room includes steel cladding and is used as a home office and playroom currently, but can be used for a variety of options including a home gym or garden entertainment space. There is a rear gated access at the back of the garden.

Monmouth Road is a sought-after residential neighborhood,

offering a very quiet and peaceful locality and within very close proximity of both Warley Woods and Lightwood Park, and these green landscapes on the doorstep make the local area very appealing to small families and professionals alike. The property is also equally well positioned for access to local amenities, with a variety of local shops and amenities nearby, with the larger shopping facilities and supermarkets found at both Bearwood and Harborne High Street both easily accessible. These locations also offer a variety of restaurant

and leisure facilities along with a very popular café culture. The local area is also perfectly placed for access to highly regarded schools at both primary and secondary level, whilst providing straightforward access to the local motorway network and frequent transport links to Birmingham City Centre and QE Medical Complex.

Ground Floor
Approx. 77.0 sq. metres (829.3 sq. feet)



Total area: approx. 118.3 sq. metres (1273.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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