

GREENSIDE HOUSE 118 MOOR HALL DRIVE
SUTTON COLDFIELD
B75 6LS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This stunning 5-bedroom detached property, situated on the coveted Moor Hall Drive, offers captivating views of the Moor Hall Golf Course. Brimming with character features, it stands as a beautiful testament to architectural elegance and style.

ACCOMMODATION

Ground Floor:

Reception hallway

Dining room

Sitting room

Guest cloakroom with WC

Kitchen / breakfast / family room

Study

Utility room

First Floor:

Landing hallway

Principal bedroom with ensuite and walk in wardrobe

Four further bedrooms

Family bathroom

Garden and Grounds:

Double garage

Block paved in and out drive with ample parking

Gated entrance to rear

Laid to lawn rear garden with patio area

Approx Gross Internal Floor Area: 3182 sqft (295.6 sqm)

EPC Rating - D

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

Situated in the highly sought after Moor Hall Drive. Moor Hall Hotel and Moor Hall Golf Club are also within easy walking distance from the property, as well as Sutton Coldfield town.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Moor Hall primary school, Little Sutton primary school, Sutton Coldfield Grammar School for Girls, Bishop Vesey's Grammar School and Plantsbrook High School. Purchasers are advised to check with the Council for an up-to-date information on school catchment areas.

Nearby is Sutton Park, one of Europe's largest urban parks, offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the Commonwealth Games. Sutton Park is a designated Site of Special Scientific Interest. Situated on the edge of Sutton Coldfield, the house is also within easy reach of open countryside and motorway links.

DESCRIPTION OF PROPERTY

The arched front door, adorned with character-stained glass inserts, opens to reveal the bright and inviting reception hall. From here, doors extend to the reception rooms, accompanied by a convenient guest cloakroom/WC and a spacious storage cupboard tucked beneath the stairs.

To the left, the expansive sitting room, captures views to the front and French doors that unveil splendid scenes of the rear garden. Sunlit and airy, the room centres around a captivating Inglenook fireplace with a grand stone surround, complemented by windows on either side.

The formal dining room, accessible from the hallway, boasts a sizable walk-in bay window offering enchanting views of the rear garden making it ideal for hosting formal dinner parties and large family gatherings.

At the heart of the home lies the sublime kitchen/breakfast/family room, a luminous open-plan space, is exquisitely fitted with floor and wall-mounted cupboards, pale granite work surfaces, and a spacious granite-topped island unit. The breakfast area, nestled by bi-fold doors, invites views of the rear garden - a perfect spot for everyday family dining. The comfortable family area features a log-burning stove for added warmth during cooler months.

A door from the breakfast area leads to the studio, a versatile space suitable for work, play, or relaxation.

Next to the kitchen is a utility room with ample space for larger appliances and access to the garage with a sink and additional storage for ease.

Ascending to the sizable first-floor landing, two feature windows over the stairs provide abundant natural light. The landing grants access to all five bedrooms and the family bathroom.

The principal bedroom, to the right of the property, is beautifully appointed with ample natural light and views over the golf course. A large walk-in dressing room with built-in wardrobes and drawers precedes the en suite bathroom, featuring freestanding his and her wash hand basins and a delightful oval bathtub beneath a window. A separate walk-in corner shower completes the ensemble.

Bedroom two, situated above the dining room, enjoys a spacious walk-in bay window with captivating views of the golf course. Fitted wardrobes offer ample storage.

Bedroom three is delightful, adorned with built-in wardrobes around the bed. A large window overlooks the rear garden and golf course.

Bedroom four, adjacent to the principal bedroom also benefits from golf course views and has ample space for occupants to enjoy.

Bedroom five, positioned at the front, features a window overlooking the front aspect and a keyhole window to the side. Currently utilised as a study, bedroom five is fitted with bespoke office furniture.

The capacious family bathroom is well-appointed with a bathtub and a separate double walk-in shower.

GARDEN AND GROUNDS

Approaching the property, a welcoming in-and-out block-paved driveway unfolds, offering ample parking space. A double garage stands ready for additional parking or storage requirements, complemented by a side gated entrance leading to the serene rear garden.

The gardens exude peace and tranquillity, surrounded by mature planted borders that afford a sense of privacy. Positioned against the backdrop of Moor Hall Golf Club, the garden offers superb views. A patio encircles the rear of the house, creating an excellent space for basking in the summer sunshine while enjoying the scenic vistas.

DIRECTIONS FROM ASTON KNOWLES

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto 6 High Street/A5127, turn right onto Tamworth Road/A453, turn left onto Weeford Road, turn left onto Moor Hall Drive, turn left to stay on Moor Hall Drive, the property will be on your right.

DISTANCES

Mere Green - 1.7 miles
Sutton Park - 4.8 miles
Sutton Coldfield - 1.4 miles
Birmingham - 9.6 miles
Lichfield - 8.6 miles
M6 Toll (T5) - 9.5 miles
M6 (T7) - 11.9 miles
M42 (J9) - 5.8 miles
Birmingham International - 14.4 miles
NEC - 13.1 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

TERMS

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: G
Broadband Average Area Speed: 500 Mbps



Approximate Area = 295.6 sq m / 3182 sq ft
 (Including Garage)
 Including Limited Use Area (4.8 sq m / 52 sq ft)



All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

SERVICES

We understand that mains water, gas and electricity are connected.

DISCLAIMER

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 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.

Photographs taken: July 2023
 Particulars prepared: July 2023



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 321875

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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