

9 MOOR HALL DRIVE  
SUTTON COLDFIELD  
B75 6LP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This exquisite five-bedroom detached residence is located on the prestigious Moor Hall Drive, featuring a generously proportioned, landscaped rear garden. It is conveniently situated just a short stroll from Moor Hall Golf Club.

### ACCOMMODATION

#### Ground Floor:

Entrance hallway  
Guest cloakroom with WC  
Drawing room  
Study  
Dining room  
Kitchen/breakfast room  
Orangery off the kitchen  
Utility room  
Guest WC

#### First Floor:

Landing  
Five bedrooms  
Three ensembles  
Family bathroom

#### Garden and Grounds:

Integrated double garage  
Electric in and out gates  
Large tarmac driveway  
Well-maintained lawn area with patio area  
Greenhouse to rear garden

Approximate Gross Internal Area: 3,858 sq ft (359 sq m)

EPC Rating: TBC

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.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, A38 and Birmingham International/NEC, as well as Four Oaks and Sutton Coldfield train station.

## Description of Property

Enter through a charming porch into a welcoming reception hallway, featuring a striking curved staircase that serves as a focal point. The neutral colours and herringbone-style flooring, combined with an abundance of natural light, create a spacious and inviting atmosphere. From here, you have access to the reception rooms and a guest cloakroom for convenience, equipped with a WC and sink, with the washstand being made by Neptune.

On the left is the large drawing room, a through room with a large bay window overlooking the front and a rear-facing window that lets in plenty of natural light. French doors to the side lead out to the rear patio area. The room's beautiful focal point is the central fireplace, perfect for cosy evenings.

Next is the study, an ideal spot to work from home while enjoying views of the rear garden on sunny days through the French doors. This room is versatile and can also serve as a playroom or whatever suits your needs.

Adjacent to the study is the well-appointed dining room, offering ample space and French doors that open to the patio area, creating an indoor-outdoor dining experience. This room has enough space for a large formal dining table, perfect for family meals together, and provides direct access to the kitchen/breakfast room.

The large kitchen/breakfast room is the heart of the home, featuring a beautiful design with contrasting dark worktops and light tiled flooring. A central island provides additional meal prep space and seating. There's also space for a dining table for family meals. Further along is the orangery, an amazing room flooded with natural light from sky lantern and the bi-folding doors leading out to the patio area. It's the perfect space for entertaining guests and offers panoramic views of the rear garden.

The utility room, accessed via the kitchen, houses the washing machine and dryer, with a sink for convenience. This area is perfect for laundry and storage needs. It leads to an inner hallway connecting the garage to the home and includes a second guest WC for convenience.

Moving up to the first-floor landing, there is ample space here, providing access to the bedrooms and family bathroom. The large family bathroom is a haven for occupants, featuring a soaker tub, WC, and sink with a washstand made by Neptune, creating a spa-like atmosphere.

The principal bedroom is located on the right of the landing and overlooks the front of the property with French doors opening up to a Juliet balcony. This grand room offers ample space for occupants, including a dressing room and its own ensuite with a bath, walk-in shower, WC, and sink.

Bedrooms 2 and 3 benefit from their own ensembles, each with a shower, WC, and sink. Both are large rooms with ample space and views of the rear garden, with bedroom 2 also having a large bay window overlooking the front.

Bedrooms 4 and 5 offer views of the rear garden and are located next to each other. Both are double rooms with fitted furniture. Bedroom 5 is currently utilised as a dressing room.

## Garden and Grounds

As you approach the property, a gated entry leads you into a large tarmac driveway. The driveway, which offers ample parking for several cars, is framed by large hedges and mature trees, providing a secluded and private atmosphere. Additionally, there is a double garage that offers extra parking or storage space.

The garden is truly a standout feature, boasting a well-maintained lawn area with plenty of space for various activities. Similar to the front, the garden is surrounded and wrapped with mature trees, plants, and hedging, ensuring seclusion and privacy. A patio area provides the perfect spot for alfresco dining and relaxing in the sun with family and friends. This outdoor space is a true haven to enjoy.

## Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High Street/A5127, turn right onto Little Sutton Ln, turn right onto Moor Hall Dr and the property will be on your left.

## Distances

Mere Green - 1.2 miles  
Sutton Park - 1.7 miles  
Moor Hall Golf Course - 0.4 miles  
Sutton Coldfield - 0.8 miles  
Birmingham - 8.4 miles  
Lichfield - 8.1 miles  
Birmingham Airport (BHX)/NEC - 12.7 miles  
M6 Toll - 8.6 miles  
M6 - 10.4 miles  
M42 - 11.0 miles

(Distances approximate)

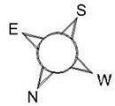
## Terms

Tenure: Freehold  
Local Authority: Birmingham City Council  
Tax Band: G

VIEWINGS: All viewings are strictly by prior appointment with agents Aston



**Moor Hall Drive, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 3431 Sq Ft/319 Sq M**  
**Garage = 324 Sq Ft/30 Sq M**  
**Greenhouse & Shed = 103 Sq Ft/10 Sq M**  
**Total = 3858 Sq Ft/359 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Knowles 0121 362 7878.

**FIXTURES & FITTINGS:** These particulars are intended only as a guide and must not be relied upon as statements of fact.

**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 2024  
 Particulars prepared: July 2024

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