

GREENSIDE  
12B MOOR HALL DRIVE  
SUTTON COLDFIELD  
B75 6LP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





A breathtaking six-bedroom family home situated in one of Sutton Coldfield's premier locations with views onto Moor Hall Golf Club.

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## ACCOMMODATION

### Ground floor

- Reception hallway
- Drawing room
- Study
- Kitchen/breakfast/family room
- Utility
- Guest cloakroom
- Cloaks cupboard

### First floor

- Master bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom

### Second floor

- Bedroom five with en-suite shower room and dressing room
- Bedroom six with access to loft

### Outside

- Integral garage
- Gated driveway
- Mature front and rear gardens

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Approximate gross internal floor area including garage 3,935 square feet (365 square metres).

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## DISTANCES

Sutton Coldfield 1 miles

Birmingham 9 miles

Lichfield 9 miles

Birmingham International / NEC 14 miles





## SITUATION

The town of Sutton Coldfield provides an excellent choice of shops and restaurants and nearby Mere Green provides a good selection of everyday shops including Waitrose, M&S, and Sainsbury's supermarkets and the newly formed Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants.

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. Four Oaks and Sutton Coldfield railway stations are within 1.5 miles.

There is superb schooling in the area including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School. Purchasers are advised to check with the council for up to date catchment areas.

## DESCRIPTION OF PROPERTY

This beautiful property lies off the sought-after Moor Hall Drive approached from a private gated driveway. The attractive Tudor-style/red-brick façade makes a wonderful first impression. The arched open fronted porch leads to the spacious and impressive reception hallway which opens up into the kitchen, drawing room, and study. From here a guest cloakroom can also be accessed. The reception hallway is wonderfully contemporary yet classic, with its porcelain tiled floor and walls, together with the attractive oak front door and staircase leading to the first-floor accommodation. The entire ground floor benefits from underfloor heating.

Double opening oak doors open into the drawing room which is a cosy space to receive and entertain guests and family. A stunning feature log burner to one side adds warmth to the room, with double doors leading out to the patio and rear garden. A dining room is located to the front of the property, in a peaceful position looking out over the front gardens and driveway.

The open plan kitchen/family/dining area forms the heart of the home and is perfect for modern family living. It is a bright space, with bi-folding doors opening out onto the stunning manicured rear garden and bathing the space in natural light. The kitchen, with oak floor and wall units features a stunning Rangemaster gas-fired hob with extractor hood above, integrated fridge, two dishwashers, and a wine fridge, as well as a complimentary island with cream faced units providing additional storage and workspace. There is space for a separate dining area and a family area for relaxing after dinner and unwinding after a long day. A utility is located just off the kitchen where there is space for a washing machine and tumble dryer, as well as an American-style fridge freezer. The garage can also be accessed from the utility.

The spacious first-floor landing features an airing cupboard and space for a sitting area. The sizeable master bedroom with rear aspect boasts two walk-in wardrobes and an en-suite bathroom luxurious fitted with a white suite featuring double shower cubicle, bath and walls fully tiled in ceramics. The first floor further comprises of a guest bedroom with front aspect and en-suite shower room as well as two further bedrooms and a family bathroom with separate walk-in shower and free-standing bath.

Bedroom five is located on the second floor and features an en-suite shower room and dressing room. A further bedroom with rear aspect is also located on the second floor and features built-in wardrobes and access to the loft.

## GARDENS AND GROUNDS

The property lies at the head of a private gated driveway flanked on both sides with mature plants and shrubs. The integral garage and spacious driveway provide ample space for parking.

There is a spacious rear garden, mainly laid to lawn bordered for privacy with conifers and a large paved patio area immediately outside the house which lends itself



for al fresco summer dining and relaxing. The garden has views to the rear over the 16th hole at Moor Hall Golf Club.

## SERVICES

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

## FIXTURES & FITTINGS

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## DIRECTIONS

From the Aston Knowles' office at 8 High Street, take the A5127 towards Four Oaks. After about 0.4 miles, turn right onto Little Sutton Lane and then turn right onto Moor Hall Drive. The property is located on the right-hand side.

## TERMS

Tenure: Freehold

Local authority: Birmingham City Council 0121 303 1111

Tax band: H

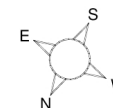
## VIEWINGS

All viewings are strictly being undertaken by prior appointment with Aston Knowles, 0121 362 7878.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	88

**Moor Hall Drive, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 3695 Sq Ft/343 Sq M**  
**Garage = 240 Sq Ft/22 Sq M**  
**Total = 3935 Sq Ft/365 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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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.

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