



**124 Moor Hall Drive, Sutton Coldfield, B75 6LS**

**£1,450,000**

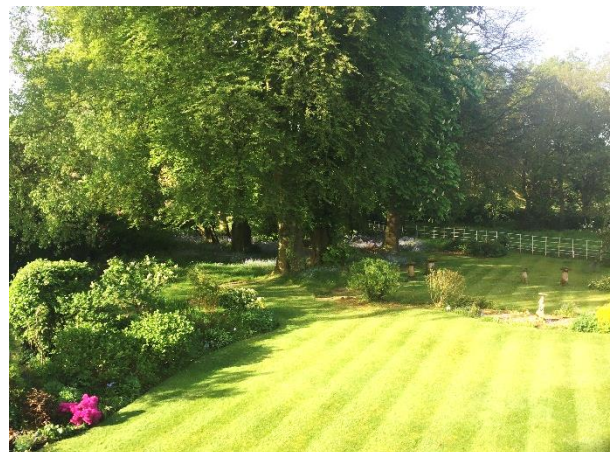
**IMPOSING DETACHED CHARACTER PROPERTY BORDERING MOOR HALL  
GOLF COURSE**

**4 BEDROOMS**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**DOUBLE GARAGE**



**0121 355 0880 – [contact@steve-morris.co.uk](mailto:contact@steve-morris.co.uk)  
1 Coleshill Street, Sutton Coldfield, B72 1SD**



Unique opportunity to buy a delightful, Streather built, freehold detached family home in a prestigious location bordering Moor Hall Golf Course. Local shops and bus services are close at hand and Sutton Coldfield town centre is less than two miles away. The A38 and M6 Toll Road are only a short distance away providing excellent commuting options.

The property was built in 1935 by renowned builders Streather Homes. It has a wide frontage onto Moor Hall Drive and is well back from the road behind a lawned front garden with driveway providing ample car parking space.

The accommodation comprises -

**WIDE CANOPY PORCH** with small paned front door to

**RECEPTION HALL** which has original oak wall panelling, wooden floor, ceiling beams, radiator, store cupboard and staircase leading off

**CLOAKROOM** with wooden floor, wall tiling, coloured corner wash hand basin and wc, double glazed window

**DINING ROOM** with original brick fireplace and hearth, double glazed bay window with radiator, ceiling beams, high level plate display shelf and serving hatch to kitchen

**LOUNGE** a lovely room with original inglenook brick fireplace, tiled hearth and small window, double glazed bay window with radiators, double glazed door to rear garden and double doors to

**SUN ROOM** with a radiator, double glazed windows and double glazed French door opening into the rear garden

**KITCHEN** having a range of matching base and wall cupboards, work surfaces, inset stainless steel sink unit with mixer tap, island unit, double oven in housing, gas hob, integrated fridge/freezer, space for a washing machine, radiator, double glazed windows, ceramic wall and floor tiling and door to

**BREAKFAST ROOM/SNUG** having a double glazed bay window with doors leading to the rear garden, built in china cabinet, radiator and door to covered side passage with ample storage

**LANDING** with large secondary glazed window and radiator

**MASTER BEDROOM** (rear) with double glazed windows to the rear and side and a radiator

**BEDROOM 2** (rear) having a double glazed bay window with radiator and wash hand basin

**BEDROOM 3** (side) with a built-in wardrobe, double glazed side window, radiator and door to **BOXROOM**

**BEDROOM 4** (rear) with a pedestal wash hand basin, double glazed window and radiator

**BATHROOM** having a white suite comprising panelled bath, wash hand basin in vanity unit, bidet and enclosed shower cubicle, airing cupboard, ceramic wall tiles and radiator and double glazed side window

**SEPARATE TOILET** with a wc and double glazed window

**BATHROOM 2** with a white suite comprising panelled bath, pedestal wash hand basin, enclosed shower cubicle and wc; ceramic wall tiling, heated towel rail/radiator and double glazed window

## OUTSIDE

**COVERED SIDE PASSAGE** with doors to the front and rear gardens, ceramic floor tiling and **TOILET** with a wc and wall mounted gas central heating boiler

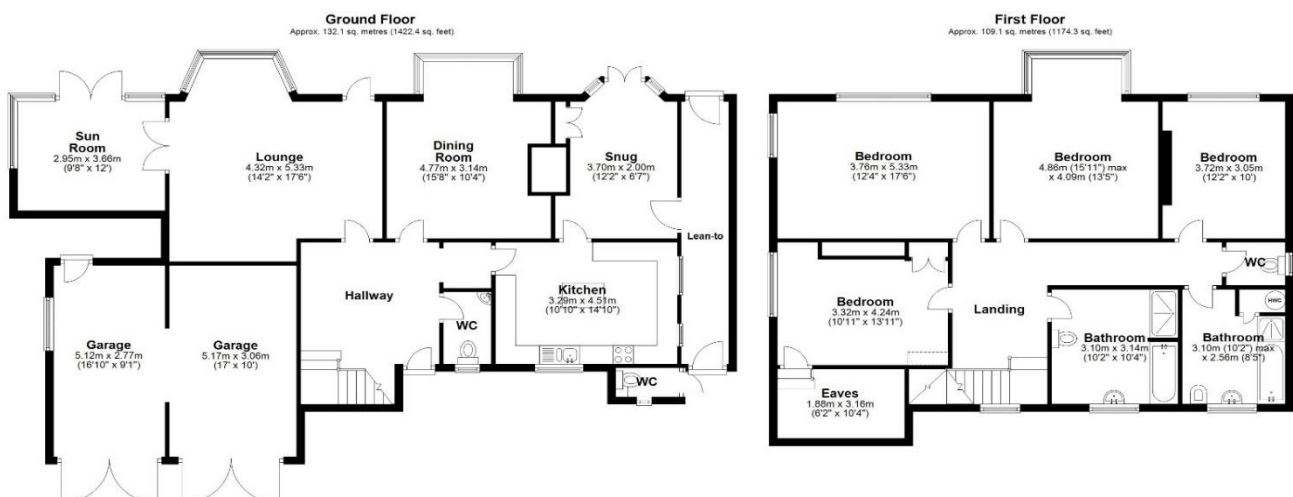
**DOUBLE GARAGE** with double doors

**LARGE REAR GARDEN** which backs onto Moor Hall Golf Course comprising crazy paved terrace with steps down to extensive lawned areas with mature flower and shrub beds and footpath leading to substantial wooded area.

**TENURE:** FREEHOLD

**COUNCIL TAX BAND:** G

**EPC RATING:** E





Steve Morris & Son Estate Agents have not tested any apparatus, equipment or any of the services at this property so we cannot verify they are in working order or fit for purpose. Neither have we checked the legal documents to verify the tenure of the property. These sales details have been checked and approved by the Vendor. Should you have any queries please contact Steve Morris & Son Estate Agents.

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