



Connells

Moor Hall Drive
Sutton Coldfield



Property Description

A highly desirable 4 bedroom family detached home located on an excellent plot on the highly desirable Moor Hall Drive private road. The property is on a substantial plot with great width and depth. Beautifully located with close access to Moor Hall Hotel and Spa and Golf Course. In a great school catchment area and close to main road and motorway links. The home comprises an in and out driveway and double width garage. Internally there is a good amount of flexible ground floor living to include a reception hallway with Guest WC, excellent dual aspect L-shaped formal lounge and dining room with feature fireplace and views over the rear garden, good sized office, family room leading into a conservatory and a separate TV room/snug. There is a well maintained breakfasting kitchen and separate utility room. On the first floor there is main bedroom with built in wardrobes and en-suite shower room, 3 further bedrooms and a family bathroom with bath and shower cubicle. There is an excellent sized rear garden. The home is already an excellent size but does have great potential to expand in the future (subject to planning).

Entrance Hallway- Having double glazed door to the front giving access into the hallway, radiator, doors off to the L-shaped living dining room and the Guest WC. Picture internal window light to the TV room.

Guest Wc- Having low level flush WC, frosted double glazed window, wall mounted heated towel radiator and wash hand basin.

L-Shaped Living Dining Room- 26' 2" plus door recess x 25' 3" (7.98m plus door recess x 7.70m)

Being an excellent L-shaped formal living

dining room. Having two sets of sliding double glazed patio doors leading into the rear garden, three radiators, feature stone fire surround, inset and hearth, gas fire facility, 3 wall lights, coving, double glazed window to front, double glazed doors give access into the Family Room. Door to the Office.

Office- Having double glazed bow window overlooking the rear garden, radiator, coving and door giving access into an inner hall.

Inner Hall- Having door giving access into the double garage and door gives access into the boiler room.

Boiler Room- Having wall mounted central heating boiler, radiator and being an excellent drying room.

Family Room- 19' 9" max x 15' 5" includes recess (6.02m max x 4.70m includes recess)

Having double glazed window to the rear and double glazed patio doors opening into the Conservatory, feature wooden fire surround with electric fire facility, coving to ceiling, two radiators, TV aerial point, two wall light fittings and door gives access into the TV room.

Conservatory

18' includes door & window x 10' 7" (5.49m includes door & window x 3.23m)

Being a single glazed timber frame Conservatory, double doors giving access into the rear garden.

TV Room- 12' 6" includes stairs plus door rece x 19' 10" (3.81m includes stairs plus door rece x 6.05m)

Having double glazed window to the side, door to the kitchen, radiator, telephone point and stairs lead to the first floor landing. Door to the Kitchen.

Fitted Dining Kitchen- 20' 7" x 9' 6" max (6.27m x 2.90m max)

Briefly comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, display cabinet, double glazed window, one and a half bowl stainless steel sink & drainer unit, mixer tap over, cupboards under, integrated double electric oven, integrated electric hob with built-in cooker hood and extractor fan over, integrated fridge and freezer, integrated dishwasher, radiator and space for a dining table, built-in wine rack and door gives access into the Utility Room.

Utility Room- 8' 5" x 7' 10" (2.57m x 2.39m)

Having fitted matching base and wall units, sink and drainer with mixer tap over, space and plumbing for a washing machine, floor tiling, decorative splash back, single glazed window to the rear and single glazed door gives access into the rear garden. There is a feature ceiling lantern giving additional light into the room.

First Floor Landing - Having double glazed window to the side, radiator, door to an airing cupboard and doors to the four bedrooms.

Main Bedroom- 15' 6" max x 10' 4" to front of wardrobes (4.72m max x 3.15m to front of wardrobes)

Having double glazed windows to front and side, radiator, three built-in double wardrobes, coving and door gives access onto the en-suite shower room.

En-Suite Shower Room- Having shower cubicle, vanity wash hand basin, low level flush WC, wall mounted heated towel rail radiator, spotlights, coving, full tiling to walls and frosted double glazed window to the front.

Bedroom Two- 12' 2" x 9' 9" plus wardrobes (3.71m x 2.97m plus wardrobes)

Double glazed window to the rear, radiator, two built-in double wardrobes and coving to ceiling.

Bedroom Three- 12' 2" x 7' 11" plus recess (3.71m x 2.41m plus recess)

Having double glazed window to the rear, radiator to wall and built in shelving.

Family Bathroom- Briefly comprising a four piece bathroom suite having paneled bath with mixer tap over, separate shower cubicle with electric shower facility, pedestal wash hand basin, low level flush WC, spotlights to ceiling, radiator, shaver point and single glazed window to the side.

Outside Front- Having in and out driveway proving ample off road parking, garden area, access to the double garage and gated access to the rear garden.

Rear Garden- Being an excellent sized garden on an excellent sized plot. Having gated access to the front, large patio area, steps up to a raised lawn area, further steps leading onto a second raised lawn area, fencing to the side and rear and hedging.

Double Garage- 24' 4" max x 16' 2" max (7.42m max x 4.93m max)

An excellent sized double garage, having automatic up and over door, loft access and internal door gives access into the inner hall.

Private Road Charges

Moor Hall Drive as a road is owned by Moor Hall Hotel and there is an annual charge of £65 approx paid to Moor Hall Residents Association. There is a £20 annual fee that goes into the sinking fund for maintenance of the road.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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