



**35 Moor Hall Drive, Four Oaks , Sutton Coldfield, West Midlands,
B75 6LR**



About this property

This is a superb 4-bedroom mock Tudor style family house on one of the most prestigious roads in Sutton Coldfield and the West Midlands. The house offers spacious, versatile, and easy accommodation over 2 floors and is ideal for a large family. The house has an excellent specification throughout including Kitchen, bathrooms, bedrooms, and wardrobes by Clive Christian, English oak conservatory and windows with bronze handles, a York stone driveway, and even Copper guttering from Italy, In all a lovely home fully completed and ready for immediate occupation.

Outside

The house sits centrally in its mature gardens with a large and flat open lawn, well planted borders with a mixture of shrubs, flowers, and hedging. There is also a brick-built foundation ready for an English Oak cabin to the rear of the plot. To the front elevation is a large, York stone driveway with ample parking for numerous cars and a double garage.

Situation

Situated in the peaceful setting of Moor Hall Drive, in the surroundings of Moor Hall Hotel, Spa, and Golf Club, close to the highly sought after Coppice, and St Joseph's Primary schools, as well as Bishop Vesey Grammar School. You would be within 1.5 miles of Sutton Coldfield train station with direct links to both Lichfield and Birmingham New Street, and easy access to major road networks at the M6 and M6 Toll, as well as M42.



Entrance Hall 6.18m (20'3") max x 5.72m (18'9") max

WC 1.77m (5'10") x 1.39m (4'7")

Cloakroom 1.77m (5'10") x 1.39m (4'7")

Sitting Room 4.48m (14'8") x 4.11m (13'6") max

Family Room 6.32m (20'9") x 4.50m (14'9")

Kitchen/Breakfast Room 7.42m (24'4") max x 4.85m (15'11") max

Utility 2.33m (7'8") x 1.78m (5'10")

Dining Room 3.32m (10'11") x 3.09m (10'2")

Garden Room 7.83m (25'8") max x 5.13m (16'10") max

Galleried Landing 6.20m (20'4") x 3.38m (11'1")

Bedroom 1 4.71m (15'5") x 4.54m (14'11")

En-suite 3.31m (10'10") x 1.55m (5'1")

Walk-in Wardrobe 3.32m (10'11") x 1.60m (5'3")

Bedroom 2 4.73m (15'6") max x 4.65m (15'3") plus 1.66m (5'5") x 1.66m (5'5")

Jack and Jill Bathroom 4.06m (13'4") x 3.31m (10'10")

Bedroom 3 4.74m (15'7") x 2.89m (9'6")

Bedroom 4 4.55m (14'11") x 2.96m (9'9")

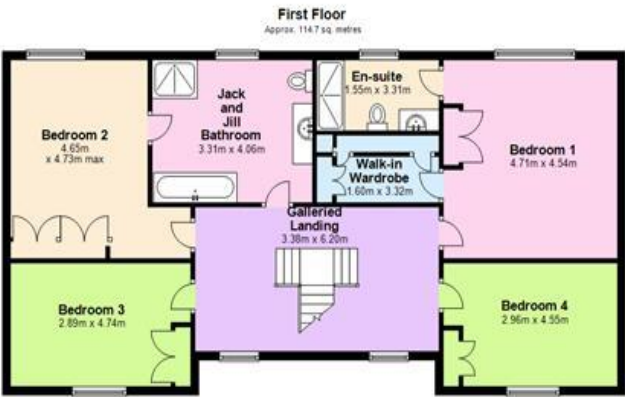
Double Garage 5.66m (18'7") x 5.66m (18'7")





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale

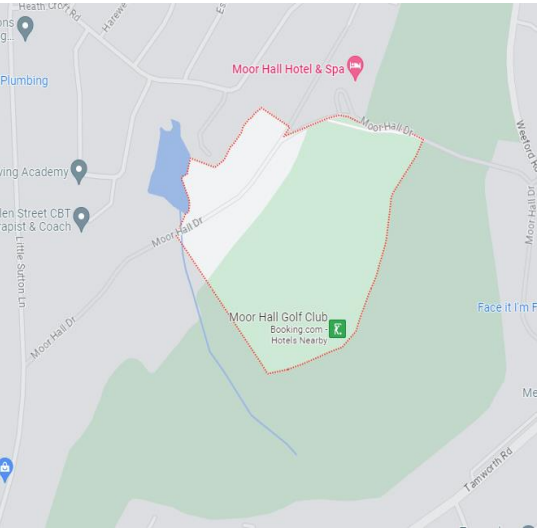


Total area: approx. 315.6 sq. metres

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA

Email: sales@exclusiveandruralhomes.co.uk

Tel: 0121 308 5511

