



Moor Hall Drive

Four Oaks, Sutton Coldfield, B75 6LS



Sutton Coldfield
Fine Residential

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A most impressive and substantial traditional detached family residence, built by the renowned Streathers, occupying an outstanding position on the exclusive private Moor Hall Drive, backing directly onto Moor Hall Golf Course and enjoying sweeping rear views, set within mature private gardens extending to approximately 0.4 acres.

- **Outstanding position on the exclusive private Moor Hall Drive**
- **Direct access and views over Moor Hall Golf Course**
- **Substantial and versatile 5 bedroom family home**
- **Approx. 0.4 acre mature landscaped gardens with westerly aspect**
- **Multiple reception rooms including games/snooker room with bar**
- **Morning room and conservatory with garden access**
- **Well-appointed breakfast kitchen with pantry & laundry**
- **Principal suite with en suite and private sun terrace**
- **Two Garages & extensive in-out driveway**





Set well back behind a deep foregarden with a wide frontage, the property is approached via an extensive in-and-out driveway, providing generous parking. The house displays classic traditional architecture with attractive brick mullioned windows and offers spacious, well-balanced accommodation ideal for family living.

The ground floor opens to an enclosed porch with arched oak entrance doors into an impressive reception hall featuring oak flooring, deep ceiling cornice and central ceiling rose, leading through an archway to the morning room with ceramic tiled flooring and French doors opening into the conservatory. The conservatory enjoys delightful views over the rear gardens and provides direct access outside.

The principal reception spaces include a superb through lounge with a beamed inglenook and open brickette fireplace with seating to either side, windows to both front and rear, and decorative cornicing. The formal dining room features a brickette fireplace with gas coal effect fire, while the study/home office includes a further character fireplace and front-facing aspect.

The breakfast kitchen is fitted with a range of units including a peninsula with inset stainless steel sink, integrated hob with extractor, oven, dishwasher, and ample storage. This is complemented by a walk-in pantry with shelving, a separate laundry room with additional sink and appliance space, rear hallway, large boot/freezer room, and a second guest cloakroom, providing excellent practicality for busy family life.

A standout feature is the spacious snooker/games room, complete with cast iron fireplace, fitted light oak bar with wine rack and fridge, and French doors opening onto a patio area, making it ideal for entertaining.





To the first floor, a wide staircase leads to a gallery landing with fitted cupboards and access to a boarded loft via a pull-down ladder. The principal bedroom enjoys elevated views over the rear gardens and golf course and benefits from a range of fitted wardrobes, a well-appointed en suite bathroom with bath and separate shower, and French doors opening onto a private sun terrace.



The guest bedroom features fitted wardrobes and an en suite shower room, while three further bedrooms (all with built-in storage) are served by a family bathroom fitted with bath and shower. Several bedrooms enjoy attractive views over the gardens and golf course.

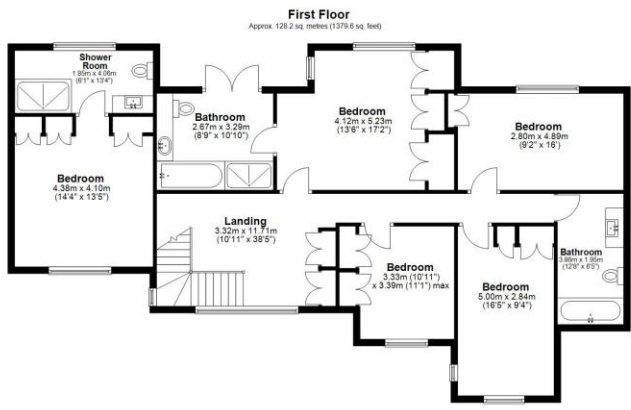
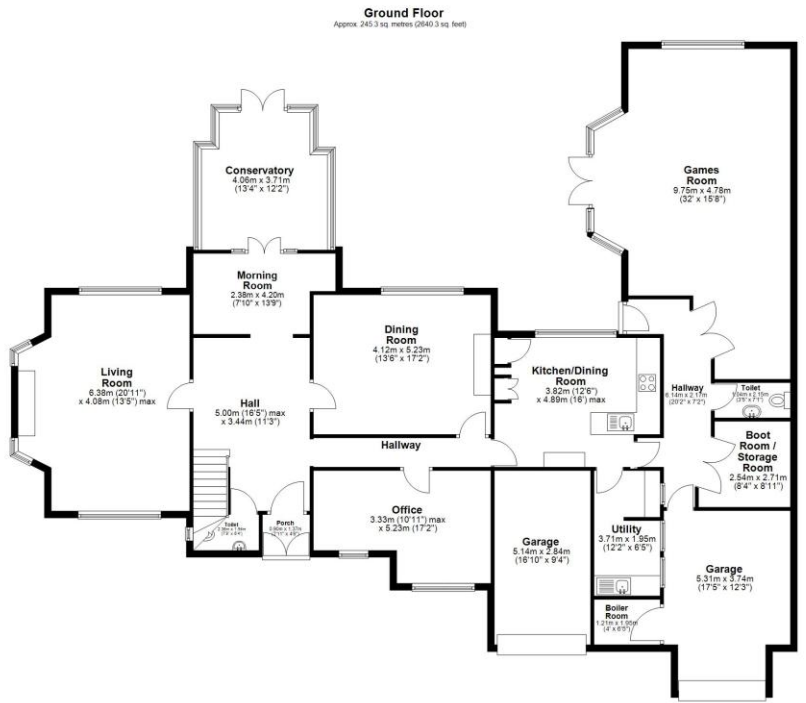
Externally, the property enjoys beautifully maintained rear gardens with a desirable Westerly aspect, featuring a sandstone patio and terrace, expansive lawns, an ornamental pool, pergola, and well-stocked borders with a variety of mature shrubs, bushes and trees. Private gated access leading directly onto Moor Hall Golf Course.

Additional features include two garages with electric up and over doors, with the main garage having a separate pedestrian door to drive and access to the house. Separate boiler room housing the gas-fired boiler, gated side access, double glazing throughout, and external lighting.

The property is ideally situated within easy reach of local amenities including Mere Green, well-regarded schools for all ages, and excellent transport links, making this a rare opportunity to acquire a distinguished home in one of the area's most sought-after residential locations.







Total area: approx. 373.5 sq. metres (4020.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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