

HOLMROOK 120 MOOR HALL DRIVE
SUTTON COLDFIELD
B75 6LS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A remarkable four bedroom detached dormer bungalow offering immense potential given its stunning plot with views to the rear over the prestigious Moor Hall golf course.

ACCOMMODATION; Ground Floor; Entrance Hallway, Two Guest Cloakrooms with WC, Dining Room, Drawing Room, Study/Music Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Principal bedroom with dressing room and en suite.

First Floor; Hallway Landing, Bedroom two with fitted wardrobes, Bedroom Three, Bedroom Four, Family Bathroom.

Garden And Grounds; Two Garages, In-and-Out Tarmac Driveway with Ample Parking, Greenhouse, Shed Loggia.

Approximate gross internal floor area 3059 square feet (284 square metres)

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Situated in the highly sought after Moor Hall Drive. Moor Hall Hotel and Moor Hall Golf Club are also within easy walking distance from the property, as well as Sutton Coldfield town.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Moor Hall primary school, Little Sutton primary school, Sutton Coldfield Grammar School for Girls, Bishop Vesey's Grammar School and Plantsbrook High School. Purchasers are advised to check with the Council for an up-to-date information on school catchment areas.

Nearby is Sutton Park, one of Europe's largest urban parks, offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the Commonwealth Games. Sutton Park is a designated Site of Special Scientific Interest. Situated on the edge of Sutton Coldfield, the house is also within easy reach of open countryside and motorway links.

Description of Property

Currently offering four bedrooms, three reception rooms and separate garages located on either side of the property, this spacious property boasts huge potential either as a full scale re-model or refurbishment.

Upon entering the property from the enclosed porch, you are greeted by a spacious hallway that provides access to the guest cloakroom, complete with a WC and sink, as well as the staircase leading to the first floor.

Across the hall is the generously-sized dining room, filled with natural light from the bay window overlooking the garden and Golf Course. This room offers a traditional touch with beams on the ceiling and is perfect for hosting family meals. It also provides access to the rear of the property through a single door.

Adjacent to the dining room is the inviting drawing room, featuring a wide bay window. The room is well-appointed with a beautiful fireplace, complete with a coal gas fire, creating a cosy ambiance. Its bright and airy design adds to its charm.

Continuing through the hallway, you'll come across a smaller hallway with storage space, which leads to the principal bedroom located on the ground floor. The bedroom suite boasts a dressing room with fitted wardrobes and a sun tube, together with an ensuite shower room, equipped with a WC and wash basin. With its bay window overlooking the front of the property, this room also enjoys plenty of natural light.

Next to the bedroom, you'll find the versatile study/music room, offering flexibility to be used as a playroom or an additional sitting room/study based on your needs. Large windows and French doors provide ample natural light and access to the conservatory and the left side garage.

The conservatory offers a delightful space for relaxing. It has Karndean flooring. It provides seamless access to the rear gardens, making it perfect for enjoying sunny days. Additionally, the conservatory can be accessed from the drawing room.

The well-appointed kitchen/breakfast room is a bright and spacious area

featuring white floor-to-wall cabinets and a contrasting oak worktop, creating an appealing aesthetic. Overlooking the rear garden, it offers a pleasant atmosphere and plenty of space for a dining table or seating area. The kitchen is equipped with integrated appliances, including an electric double oven and gas hob with an overhead extractor.

Connected to the kitchen is the main garage and the utility room, featuring matching cabinets to the kitchen and providing space for a washer and a tumble dryer, making it highly practical for families. It grants access to the second garage, the rear of the property, and an additional guest cloakroom with a WC and wash basin. Ascending to the first floor of the property, you'll find yourself on the landing, providing access to the remaining three bedrooms and the family bathroom.

At the end of the landing, you'll discover bedroom four, a bright and airy single room. This bedroom offers an additional storage space accessible through a door.

Nearest to the staircase, you'll find bedrooms two and three, both generously sized with views over the garden and the Golf Course. Bedroom two features fitted wardrobes, offering convenient storage solutions. Both rooms overlook the rear garden.

Completing the first floor is the family bathroom, a bright suite with white fittings. It comprises a WC, bath, wash basin, and an airing cupboard for additional storage, ensuring functionality and convenience for the household.

Gardens and Grounds

The property can be accessed through a tarmac in and out driveway, providing ample parking space for a family. In addition, there are two garages available, which can serve as parking spaces or provide extra storage. The driveway is surrounded by mature trees and hedges, creating a sense of privacy and seclusion from the main road.

Moving to the rear of the property, the garden boasts convenient features such as a greenhouse, shed, and a brick and tiled open summer loggia in the corner, behind which is a gate leading onto the golf course. These additions are ideal for gardening enthusiasts and offer practical solutions for storing tools and equipment. The rear garden is also encompassed by large, well-established trees and hedge beyond which is the beautiful Moor Hall golf course.

Distances

Mere Green - 1.7 miles
Sutton Coldfield - 1.4 miles
Birmingham - 9.6 miles
Lichfield - 8.6 miles
M6 Toll (T5) - 9.5 miles
M6 (T7) - 11.9 miles
M42 (J9) - 5.8 miles
Birmingham International - 14.4 miles
NEC - 13.1 miles

(Distances approximate)

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Moor Hall Drive, Sutton Coldfield, West Midlands

Approximate Gross Internal Area

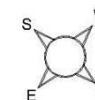
Main House = 2384 Sq Ft/221 Sq M

Garages & Utility = 573 Sq Ft/53 Sq M

Greenhouse & Shed = 102 Sq Ft/10 Sq M

Total = 3059 Sq Ft/284 Sq M

Quoted Area Excludes ' External Store'



Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn right onto Tamworth Road/A453, turn left onto Weeford Road, turn left onto Moor Hall Drive, turn left to stay on Moor Hall Drive, the property will be on your right.

Services

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

Terms

Local authority: Birmingham City Council

Council Tax band: G

EPC rating: D

All viewings are strictly by prior appointment with agents Aston Knowles
0121 362 7878.

Disclaimer

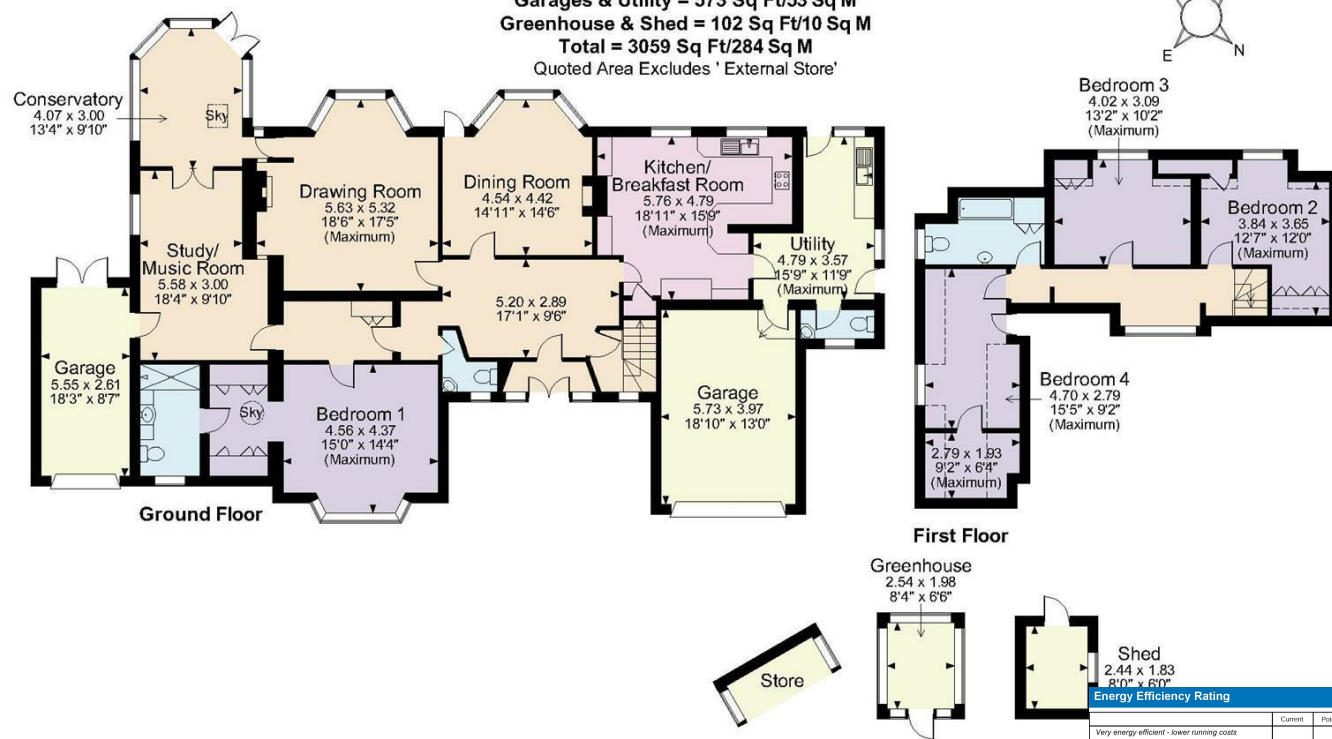
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars 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.

Photographs taken: May 2023

Particulars prepared: May 2023

Broadband Average Area Speed

150 Mbps



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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