



Moor Hall Drive, Sutton Coldfield - B75 6LP
£1,100,000

 **MOORHOUSE**



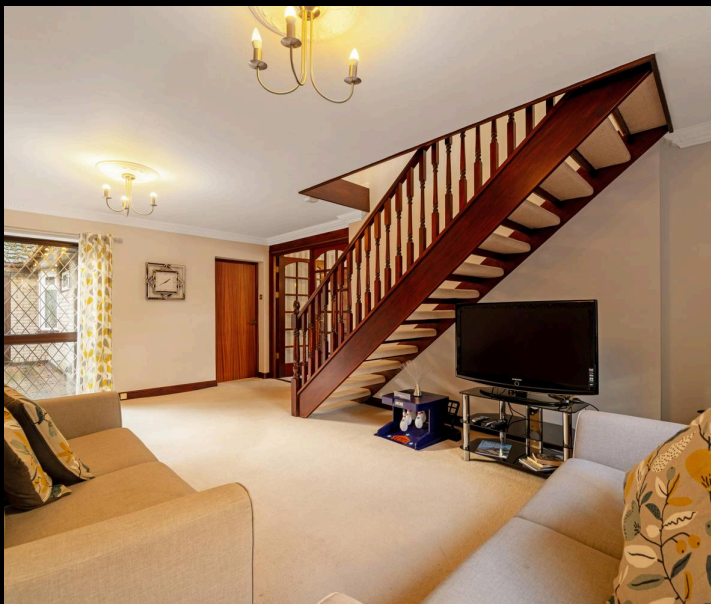
Moor Hall Drive

Sutton Coldfield

Upon entering, you are welcomed by an impressive hallway that sets the tone for the accommodation beyond. The open-plan lounge and dining room is perfect for family gatherings or entertaining guests, featuring a striking fireplace and two sets of patio doors that seamlessly connect the indoors with the garden.

A separate sitting room, with views over the rear garden, opens into a stunning conservatory that bathes the space in natural light, creating a tranquil retreat throughout the year. The formal study, overlooking the garden, is ideal for home working or quiet reflection, while the additional family room offers flexible space for relaxation or play.

The breakfast kitchen is a culinary haven, flooded with natural light from the large window to the front. Featuring sleek cabinetry, worktops and space for a breakfast table and is perfectly appointed for modern living, the kitchen is complemented by a utility room and a guest WC for convenience.





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Upstairs, the first floor landing leads to a principal bedroom with fitted wardrobes and dual aspect windows which flood the room with natural light, served by a contemporary en-suite. Two further bedrooms enjoy delightful views across the rear garden, while a fourth bedroom and a stylish family bathroom complete the accommodation.

The property also benefits from a double garage and a sweeping in and out driveway, ensuring ample parking for residents and visitors alike.

The outside space of this exceptional home is truly a highlight, offering a seamless extension of the living areas and providing an idyllic setting for family life and entertaining. The large rear garden features a spacious patio that is perfect for al fresco dining, summer gatherings, or simply unwinding while enjoying the peaceful surroundings, while the expansive lawn provides ample space for children to play or for keen gardeners to indulge their passion.







FEATURES:

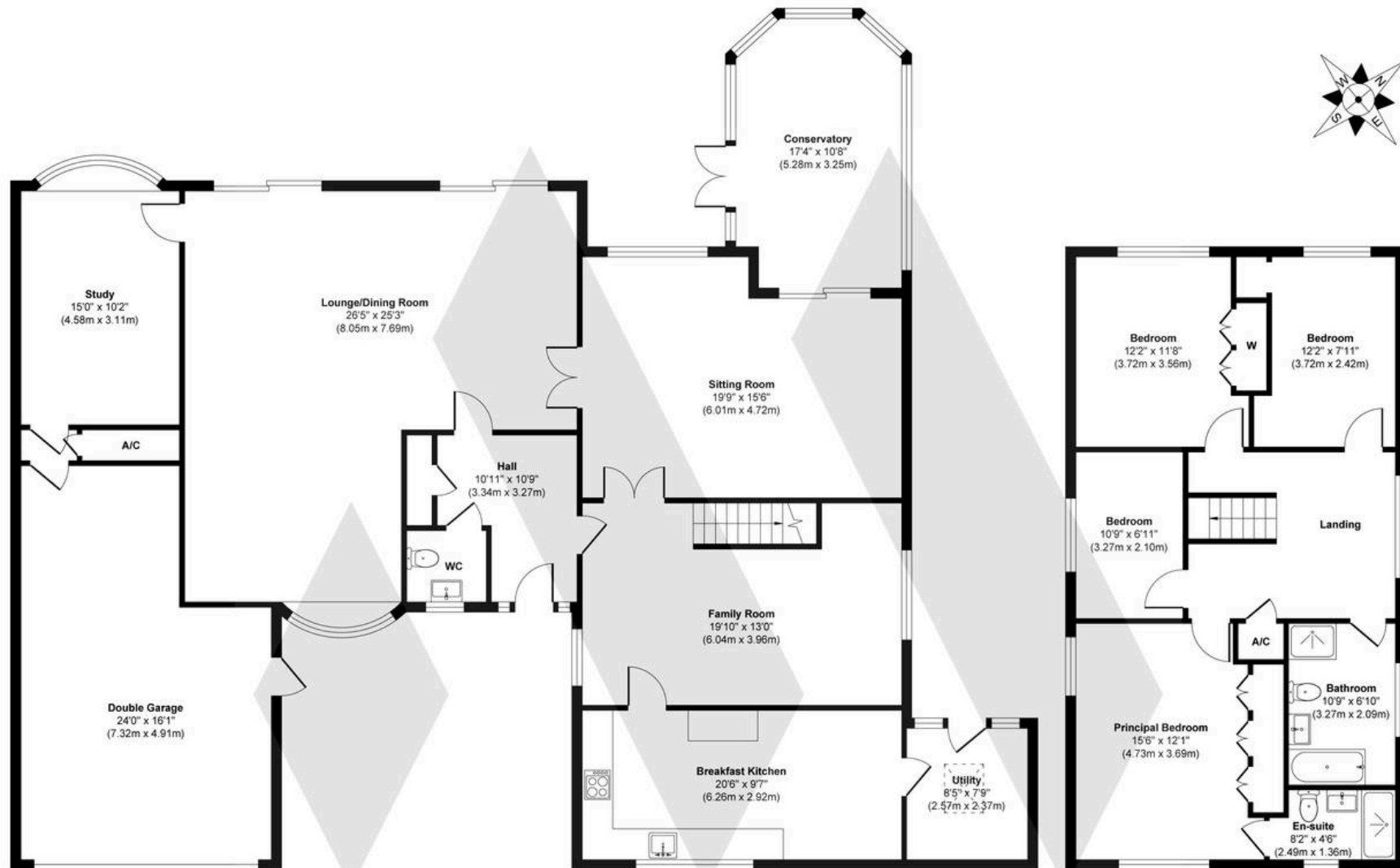
- A wonderfully spacious family home set on a stunning plot providing potential for expansion (subject to permission)
- Situated in the heart of one of Sutton Coldfield's premier locations
- Four reception rooms providing flexible accommodation
- Conservatory
- Breakfast kitchen and utility room
- Four bedrooms and two bathrooms
- Generous sized plot perfect for family living
- Double garage and large driveway

INTERESTED?

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Ground Floor
 Approximate Floor Area
 2255 sq. ft
 (209.53 sq. m)

First Floor
 Approximate Floor Area
 795 sq. ft
 (73.86 sq. m)

Approx. Gross Internal Floor Area 3050 sq. ft / 283.39 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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