

117 MOOR HALL DRIVE
SUTTON COLDFIELD
B75 6LS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An imposing and immaculately presented residence, set behind a sweeping in-and-out driveway and surrounded by mature trees, evergreens, and private lawns. The interior is beautifully appointed, featuring a welcoming entrance hall with stripped oak flooring, elegant lounge and dining room with feature fireplaces, a cosy snug opening to a substantial conservatory, and a well-equipped kitchen/breakfast room with adjoining utility.

Upstairs, the home offers five versatile bedrooms, including a principal suite with built-in wardrobes and ensuite, a second ensuite bedroom, and a stylish family bathroom. The landscaped rear gardens are a true highlight, with a York stone patio, expansive lawns, and a secluded alfresco entertaining area. Two garages complete this exceptional home, which perfectly balances space, comfort, and refined living.

EPC Rating: C

Approximate total floor area: 3573.61 Sq. Ft or 332 Sq. Meters

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

Located on the highly regarded Moor Hall Drive. Moor Hall Hotel and Moor Hall Golf Club are within easy walking distance from the property.

The nearby town centre of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

Mitchells Arts & Crafts centre with its boutique shopping and chic cafes are located close by.

Mere Green is approximately 1 mile away providing a good selection of everyday shops, restaurants, cafes and supermarkets including M&S and Sainsbury's supermarkets.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, A38 and Birmingham International/NEC. Four Oaks and Sutton Coldfield railway stations are within 1.5 miles.

Description of Property

Set behind an imposing and immaculately presented façade, this exceptional residence is approached via a sweeping crescent in-and-out driveway, framed by extensive lawns, mature trees, evergreens, and established hedgerows that create a wonderful sense of privacy and grandeur.

Upon entering, a welcoming entrance hall with warm stripped oak flooring sets the tone for the home's refined yet inviting interior. To the right, the beautifully proportioned lounge enjoys an abundance of natural light from two front-facing windows and is centred around a charming feature fireplace, creating a perfect setting for both relaxation and entertaining.

Directly opposite the entrance hall lies a cosy snug, an ideal retreat for quieter moments, which seamlessly connects via elegant French doors to the impressive conservatory. This substantial space offers year-round enjoyment and opens further onto the rear garden patio, effortlessly blending indoor and outdoor living.

Adjacent, the kitchen/breakfast room is both practical and stylish, featuring a Rangemaster cooker hob, solid wood worktops, and an array of cabinetry providing ample storage. A separate utility room enhances functionality, while a staircase leads down to an inner hallway where a guest WC and cloak storage are conveniently located.

The ground floor accommodation is completed by a formal dining room, again benefiting from warm stripped oak flooring and a feature fireplace, with a pleasant outlook over the front of the property—perfect for hosting more formal gatherings.

Ascending to the first floor, the landing leads to a well-arranged inner hallway with additional storage and airing cupboard. The principal bedroom is a peaceful sanctuary overlooking the rear garden, complete with two generous built-in wardrobes and a private ensuite bathroom. Bedroom two also enjoys ensuite facilities, incorporates a built-in wardrobe, and overlooks the

front of the home. Bedrooms three and four are both well-proportioned and similarly positioned to the front.

A dedicated study provides a versatile workspace and leads through to the fifth bedroom, offering flexibility for guests, hobbies, or extended family living. The family bathroom is thoughtfully appointed with a corner bath and a separate shower.

Externally, the rear gardens are equally impressive. A York stone patio spans the immediate rear of the property, ideal for outdoor dining, while a vast lawn extends beyond, bordered by mature trees and evergreen planting. A separate, more intimate alfresco entertaining area offers a secluded setting for gatherings. A side gate provides convenient access, and the property further benefits from two garages.

Altogether, this distinguished home combines generous proportions, elegant detailing, and beautifully landscaped grounds, offering a superb opportunity for refined family living in a private and picturesque setting.

Distances

- Streetly Village - 2.9 miles
- Sutton Coldfield - 1.3 miles
- Birmingham - 8.9 miles
- Lichfield - 8.8 miles
- M6 Toll (T5) - 9.5 miles
- M6 (T7) - 11.8 miles
- M42 (J9) - 5.7 miles
- Birmingham International - 13.1 miles
- NEC - 12.5 miles
-

(Distances approximate)

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Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet towards Church House Drive, turn left onto Rectory Road, turn left onto Bedford Road, 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 and the property will be located on the left hand side.

Terms

- Tenure: Freehold
- Local authority: Birmingham City Council
- Council Tax band: G
- Average broadband speed: 150 Mbps, 500 Mbps and 900 Mbps are also available

Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.



Moor Hall Drive B75 6LS



Viewings

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: April 2026
- Particulars prepared: April 2026

Buyer Identity Verification Fee:

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

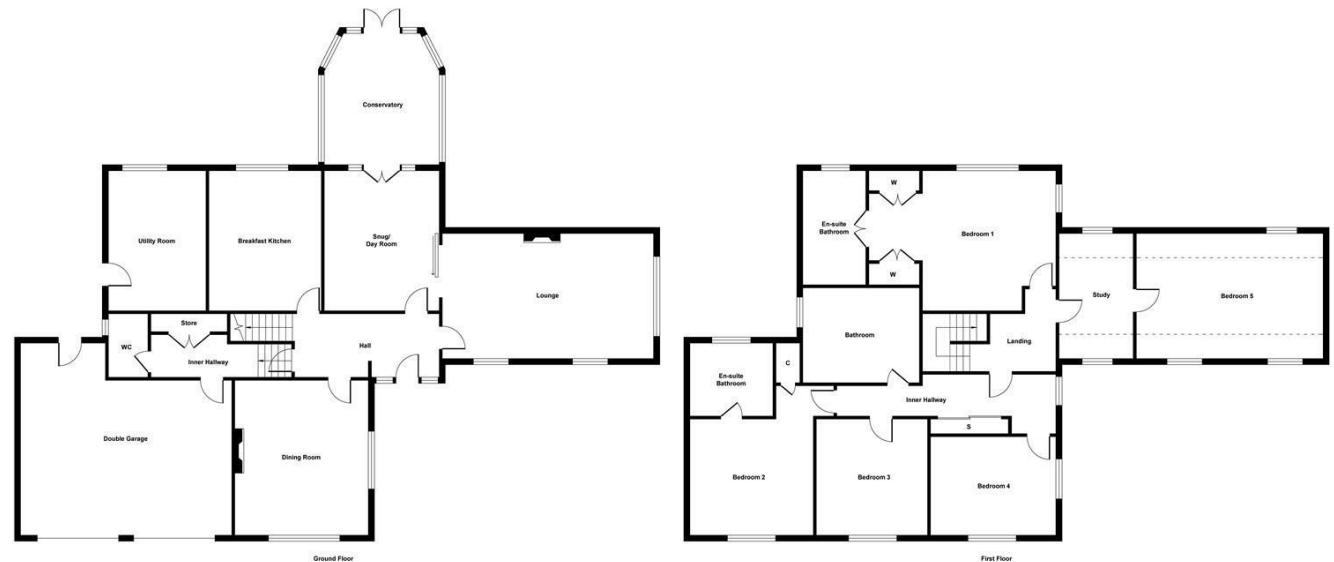
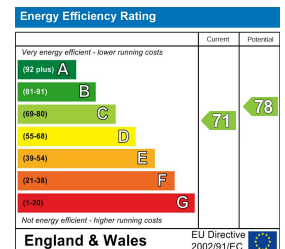


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