



Greenside House, Moor Hall Drive, Sutton Coldfield

Greenside House, 118 Moor Hall

Drive **B75 6LS**

Sutton Coldfield 1.1 miles, Birmingham 9.1 miles, Lichfield 8.7 miles, M6 Toll (T3) 5 miles, M6 (J6) 6 miles, M42 (J9) 8 miles, Birmingham International/NEC 13.7 miles (all distances are approximate)

Situated on the highly sought-after Moor Hall Drive and backing onto Moor Hall Golf Club this desirable five bedroom family home has been updated to a high standard by the current owners. Beautifully appointed throughout the property offers flowing accommodation perfectly suited to modern family life.



Guide price: £1,495,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: G

Location

The town 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.

Nearby Mere Green provides a good selection of everyday shops including an M&S food hall and Sainsbury's supermarket.

Sutton Park is a designated Site of Special Scientific Interest, offering great scope for walking, golf and a variety of outdoor pursuits.

One of the many advantages of the area is its location for fast connections to the M42, M6, M6 Toll and Birmingham International/NEC



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Approached directly from Moor Hall Drive the in and out block paved driveway provides ample parking for multiple vehicles and access to the integral double garage with up and over door.

The arched front door with character stained glass inserts opens to the bright and welcoming reception hall. From here doors radiate to the principal reception rooms. There is a useful guest cloakroom/WC and a large storage cupboard underneath the stairs. A pretty arch-top stained glass window from the reception hall through to the sitting room makes a superb focal point.

The large sitting room enjoys a dual aspect with views to the front and French doors providing glorious views of the rear garden. Flooded with natural light the feature Inglenook fireplace with large stone fireplace and two picture windows to either side makes a stunning focal point for the room. This space is perfect for evening relaxation.

The formal dining room has a large walk-in bay window with lovely rear garden views, perfect for formal dinner parties and large family gatherings.



Sitting room



Dining room



Kitchen/breakfast/family room

The sublime kitchen/breakfast/family room sits at the heart of the house. This superb open-plan space is light and bright with bi-fold doors opening to the rear sun terrace and a bank of windows to the left inviting the delightful gardens indoors. In addition, there are three overhead lantern-light windows.

The kitchen is beautifully fitted with a range of floor and wall mounted cupboards with pale granite work surfaces over. A large granite topped island unit provides further preparation space, storage and a lovely breakfast bar area. There is a comprehensive range of integrated appliances along with a five-ring Rangemaster cooker with an extractor hood over. The separate utility room provides space for the larger appliances and a door to the garage.

The breakfast area, enjoys views through the bi-fold doors and is perfect for everyday family dining.

The comfortable family area is delightful and the perfect place to enjoy the company of family whilst dinner preparations are made. The log-burning stove is a cosying feature for the cooler, winter months.

From the breakfast area a door leads through to the studio/hobby room. This useful space is flexible in its use.



Kitchen/breakfast/family room



The stunning open plan kitchen/
breakfast/family room.

Upstairs

The turning staircase rises from the reception hallway to the sizeable first floor landing area. Two feature windows over the stairs provide ample natural light with the second being a delightful stained glass feature window matching the inserts in the front door. From the landing area all five bedrooms are accessed along with the family bathroom.

The principal bedroom is beautifully and classically appointed. Two windows provide ample natural light and views over the golf course. There is a large walk-in dressing room with built-in wardrobes and drawers. The en suite bathroom is lovely, and also classically appointed the freestanding dual wash hand basin pedestals are delightful and there is a lovely oval bathtub beneath the window. There is also a separate walk-in corner shower.

Bedroom two sits above the dining room and enjoys a large walk-in bay window with lovely views of the golf course, perfect for a window seat creating a super spot to enjoy a good book. Fitted wardrobes provide ample storage.

Bedroom three is delightful with built-in wardrobes around the bed providing ample storage space. A large window overlooks the rear garden and golf course beyond.

Bedroom four sits next door to the principal bedroom and enjoys golf course views. Bedroom five sits at the front of the house with a window overlooking the front aspect, there is a keyhole window to the side. Currently used as a study bedroom five is fitted with a bespoke range of office furniture.

The large family bathroom is well-fitted with a bathtub and a separate double walk-in shower.





Large landing



Bedroom three



Bedroom four



Bedroom two



Bedroom five/study



Family bathroom



Gardens

The gardens are peaceful and tranquil with mature planted borders providing privacy. Backing on to Moor Hall Golf Club the views from the garden are superb. A terraced patio wraps around the rear of the house and provides an excellent spot for enjoying the summer sunshine and the views. Steps lead down to a level lawn perfect for children to play and a further seating area for drinks and summer dining.

Services

Mains water, gas, electricity and drainage. Underfloor heating.

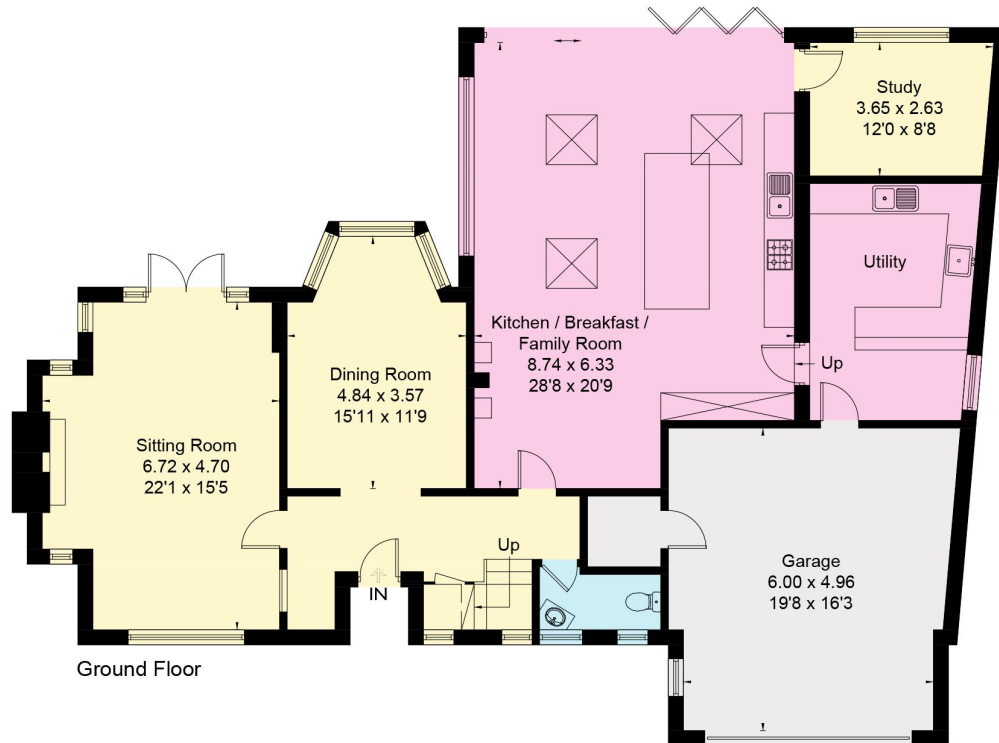
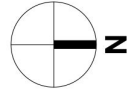





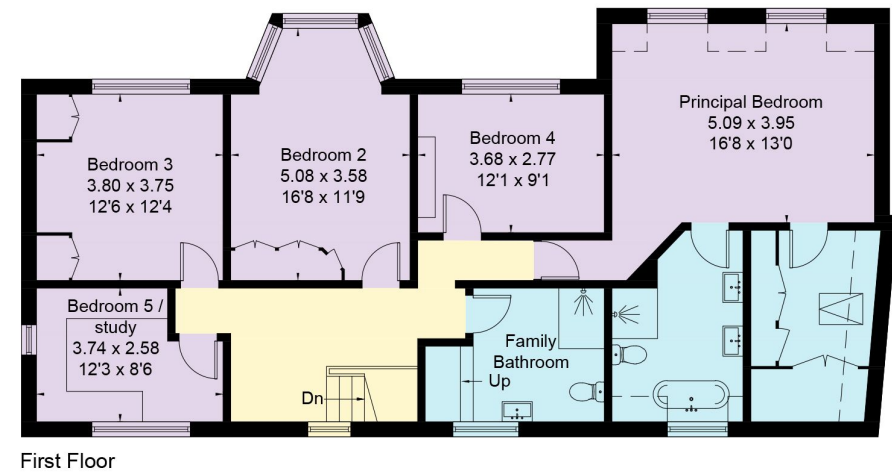


Wonderful Moor Hall golf course views.

Approximate Area = 295.6 sq m / 3182 sq ft
(Including Garage)
Including Limited Use Area (4.8 sq m / 52 sq ft)



 = Reduced head height below 1.5m



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I would be delighted to tell you more

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Particulars dated July 2023. Photographs and videos dated July 2023.

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