



**117 MOOR HALL DRIVE, FOUR OAKS B75 6LS**  
**OFFERS AROUND - £1,395,000**





This delightful, imposing, substantial, freehold, detached family home is set upon a generous, mature private plot within a prime, central, sought after location. Retaining great charm, style and character, the property is set midst substantial, executive style dwellings on a private, tree lined roadway just a short stroll from open countryside.

Four Oaks offers access to excellent public transport facilities including the Cross City rail line and provides access to an array of shops, restaurants and facilities at Mere Green. Complemented by gas central heating and having PVC double glazing (both where specified), to fully appreciate the property on offer, together with it's true proportions and enviable location, we highly recommend an internal inspection.

Briefly comprising, welcoming reception hall having guests cloakroom/w.c. off, attractive lounge and separate dining room, both with 'Minster' style fireplace, additionally there is a snug/day room, rear conservatory, fitted breakfast kitchen and large utility room to the ground floor. The first floor accommodation offers five bedrooms, two having white en-suite bathrooms, together with a substantial family bathroom, furthermore there is a double car garage.

Set back from the roadway behind a deep lawned foregarden with tarmac in/out driveway, access is gained to the property via:

**CANOPY PORCH:** Having part PVC double glazed door opening to:

**WELCOMING RECEPTION HALL:** Two obscure PVC double glazed windows to front, radiator, exposed oak strip floor, further inner hallway having additional radiator and double cloaks cupboard, tiled floor.

**GUESTS CLOAKROOM/W.C.:** Obscure PVC double glazed window to side, matching white suite comprising low flushing w.c., wash hand basin with tiled splashback, tiled floor, radiator.

**ATTRACTIVE LOUNGE:** 17'6" x 14'0" PVC double glazed windows to front and side, 'Minster' style fire surround having hearth, mantle and coal effect, living flame gas fire, double radiator, oak strip floor.

**SNUG/DAY ROOM:** 13'2" x 9'3" Glazed full width opening doors to rear conservatory, radiator, oak strip floor.







**CONSERVATORY:** 13'0" x 9'9" PVC double glazed windows to sides and rear having central PVC double glazed double French doors opening to garden, radiator.

**DINING ROOM:** 16'9" x 13'2" PVC double glazed windows to front and side, 'Minster' style fireplace having hearth and mantle and central, coal effect, living flame gas fire, radiator, oak strip floor.

**FITTED BREAKFAST KITCHEN:** 13'0" x 12'3" PVC double glazed window to rear, one and half bowl enamel sink unit set into rolled edge worksurfaces having a range of fitted units to both base and wall level, range style cooker having twin ovens and gas hob, tiled splashbacks together with extractor canopy over, radiator, space for breakfast table, double built-in pantry, tiled floor.

**UTILITY ROOM:** 11'2" x 10'0" PVC double glazed window to rear together with half double glazed door to side, recesses for washing machine, dryer, space for fridge freezer, double radiator, tiled floor.

**RETURN STAIRS TO LANDING:** PVC double glazed windows to side, two radiators, double and single built-in storage cupboards.

**BEDROOM ONE:** 18'0" max x 8'10" min x 12'6" max x 8'9" min PVC double glazed windows to rear and side, radiator, two double built-in wardrobes set into recess, in turn having double doors opening to:

**EN-SUITE BATHROOM:** PVC double glazed obscure window to rear, matching white suite comprising 'P' shaped bath having side splashscreen and tiled splashbacks, vanity wash hand basin having double base unit beneath, low flushing w.c., radiator, tiled floor.

**BEDROOM TWO:** 13'0" x 10'6" plus door recess PVC double glazed window to front, radiator, deep built-in wardrobe/storage cupboard.

**EN-SUITE BATHROOM:** PVC double glazed obscure window to rear, matching white suite comprising, 'P' shaped bath having side splashscreen, vanity wash hand basin having double base unit, low flushing w.c., tiling to splashbacks and floor.



**TENURE:** We have been informed by the vendor that the property is Freehold.  
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.







**BEDROOM THREE:** 12'1" x 11'4" PVC double glazed window to front, double built-in wardrobe, radiator.

**BEDROOM FOUR:** 13'1" x 9'0" PVC double glazed window to front and side, radiator.

**BEDROOM FIVE HAVING STUDY AREA:** 9'3" min x 6'2" (11'0" into eaves) PVC double glazed windows to front and rear, radiator, space for desk, door to:

**BEDROOM:** 17'6" x 6'9" min (11'0" into eaves) PVC double glazed windows to front and rear, two radiators.

**LARGE FAMILY BATHROOM:** 10'1" x 9'10" PVC double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing w.c., enclosed separate shower cubicle with tiled splashbacks and floor, radiator.

**DOUBLE GARAGE:** 23'1" max x 12'0" min x 22'0" max x 16'6" min Twin remote controlled electric garage doors, half obscure PVC double glazed door to rear, door to hallway.

**OUTSIDE:** Paved patio area to a generous, mature rear garden having central lawn being flanked by shrubs, bushes and trees providing a high degree of privacy.



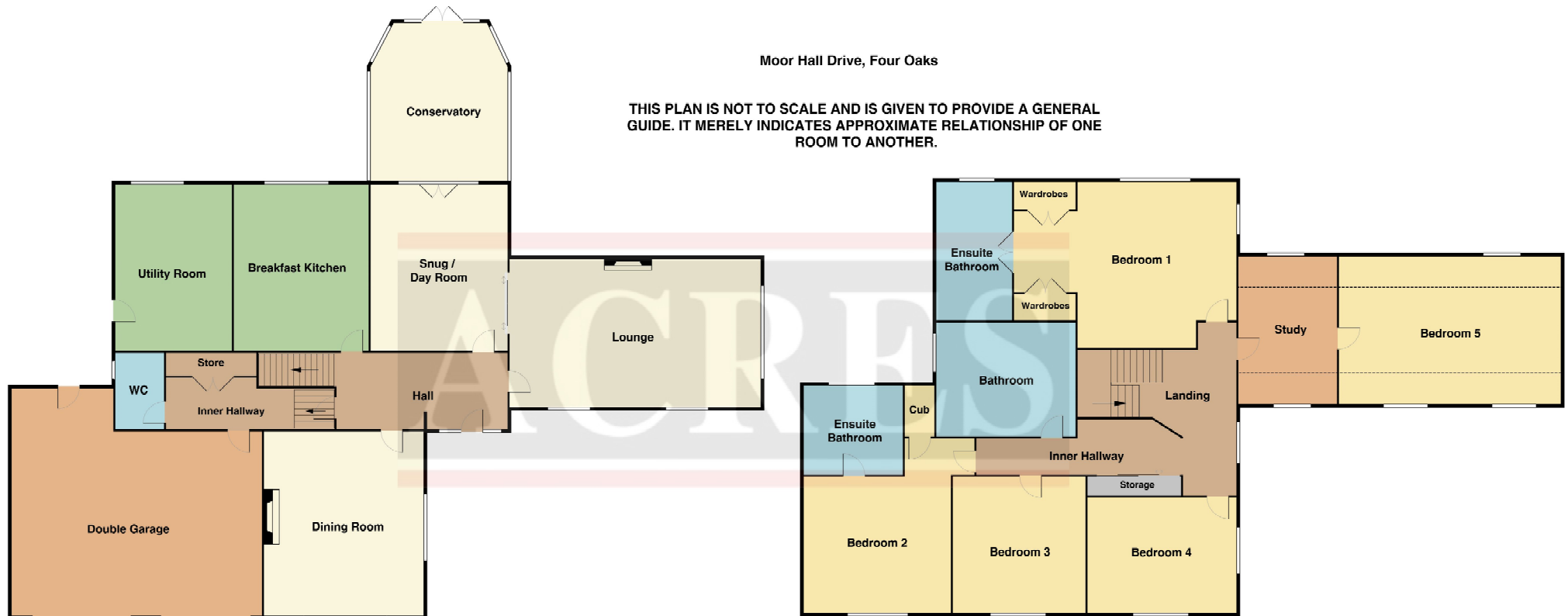






Moor Hall Drive, Four Oaks

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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 importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers.

All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.