



'FAIRWAYS' 20 MOOR HALL DRIVE, FOUR OAKS, SUTTON COLDFIELD, B75 6LR

**PAUL  
CARR**  
*Estate Agents*

EXCLUSIVE AND RURAL HOMES



**'Fairways'  
20 Moor Hall Drive  
Four Oaks  
Sutton Coldfield  
B75 6LR**

A stunning and contemporary family home, totaling just under 6000sqft. Designed and built by the current owners in 2009, the property has been finished to a high specification and offers an abundance of fine features.

Set on this exclusive and private drive, the property is well-positioned, sitting behind a large gated driveway and backing on to Moor Hall Golf Course.

Moor Hall Drive is a sought after private drive, only a short distance from the Royal Town of Sutton Coldfield, Birmingham City Centre, the Cathedral City of Lichfield and the stunning 2,500 acres of Sutton Park.



‘Fairways’ is an outstanding family home spanning three stories.

Upon entering this superb property through double doors, you are greeted by the fantastic two-storey entrance hall with American Oak staircase and limestone flooring.

The indoor Hydropool Swim Spa is located immediately to the right. The heated pool doubles as a Jacuzzi as well as swimming pool and the room includes its own shower area.

From the hall double doors open into the spacious 25’ dining room with stunning views over Moor Hall Golf Course, a further set of double doors open into the lounge, which can also be accessed from the entrance hall. The lounge has a feature stone fireplace with remote controlled gas fire set behind a glass screen.

The breakfast kitchen and family area also sit to the rear of the property and provide a wonderful space for a family to enjoy. Having American Oak fitted wall and base cupboards, Silestone work surfaces and Neff appliances, great attention to detail has been paid here. The kitchen was extended in 2012 to accommodate the beautiful garden room/dining area.

The staircase rises to a gallery landing with French doors opening onto a balcony that overlooks the front of the property. The master suite is to the rear of the property and enjoys spectacular views over the golf course. Having its own private balcony, en-suite bathroom, dressing room and fitted wardrobes.

The guest suite, which is over 28’ long features a sitting area and en-suite shower room. Bedroom three also has an en-suite bathroom with views over the golf course, where bedrooms four and five share the well-fitted ‘Jack-and-Jill’ style shower room.

A further staircase rises to the spacious second storey, which spans over 54’, and provides plenty of storage space. The second storey is perfect for use as a further guest suite as it benefits from its own separate bedroom and bathroom.

Outside there is an integral double garage, and a gardener’s hut with wash facilities. The gardens to the rear of the property face South-East, allowing sunlight to flood into the main reception rooms throughout the day.





### Additional Information

Tenure – freehold

Council Tax Band – H

Fixtures and Fittings – Only those items mentioned in the sales particulars together with fitted carpets and curtains are to be included in the sale price. All others are available by separate negotiation.



Viewings are strictly via our Exclusive and Rural Homes Department on **0121 308 5511** or [sales@exclusiveandruralhomes.co.uk](mailto:sales@exclusiveandruralhomes.co.uk)  
All measurements shown in metric with imperial in brackets:

### Ground Floor Accommodation

Reception Hall

Hydropool Swim Spa 8.65 x 4.74 (28'4" x 15'6")

Lounge 9.49 max 8.79 min x 6.47 max 5.48 min  
(31'1" max 28'10" min x 21'3" max 18' min)

Dining Room 7.62 x 4.21 (25' x 13'10")

Kitchen 6.69 x 4.82 (21'11" x 15'10")

Garden Room/Dining Area 5.38 x 4.67 (17'8" x 15'4")

### First Floor Accommodation

Master Suite 5.29 x 4.97 (17'4" x 16'4")

En-suite Bathroom 3.72 x 3.59 (12'2" x 11'9")

Dressing Room

Bedroom Two 8.77 x 3.59 (28'9" x 11'9")

En-suite

Bedroom Three 7.58 max x 4.22 (24'10" x 13'10")

En-suite

Bedroom Four 5.21 x 3.75 (17'1" x 12'4")

Bedroom Five 4.42 x 3.99 (14'6" x 13'1")

Shower Room

### Second Floor Accommodation

Family Room

16.54 max 2.05 min x 7.22 max 3.83 min  
(54'3" max 6'9" min x 23'8" max 12'7" min)

Bedroom 3.27 x 2.75 (10'8" x 9')

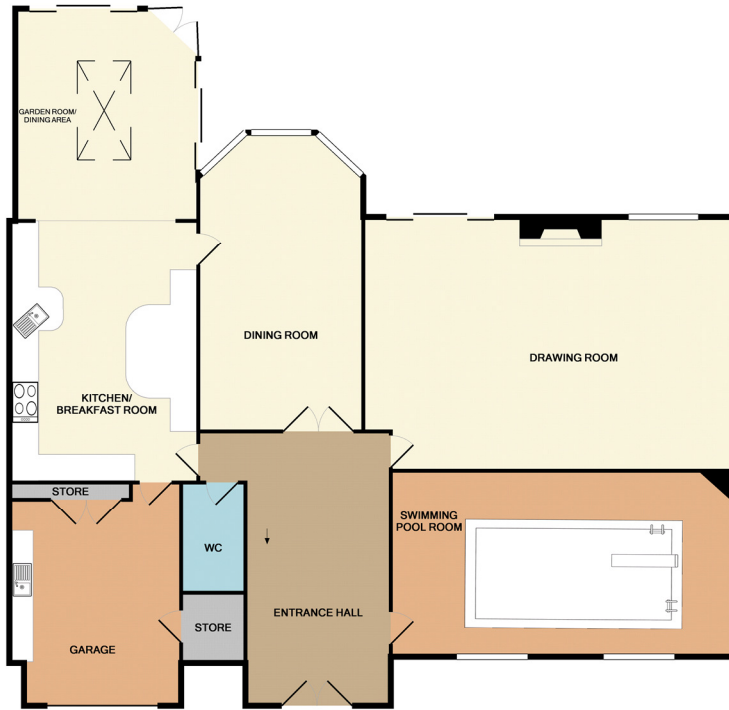
Bathroom 4.12 x 2.56 (13'6" x 8'5")







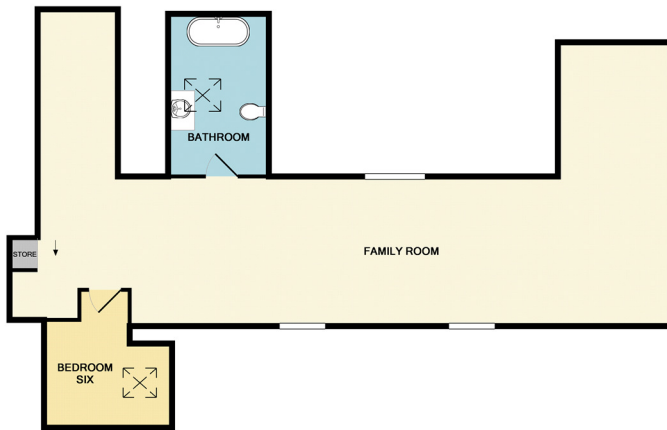




GROUND FLOOR  
APPROX. FLOOR  
AREA: 2076 SQ. FT.  
(245.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA: 2117 SQ. FT.  
(196.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA: 5876 SQ. FT. (545.8 SQ.M.)



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>	<b>83</b>	<b>86</b>
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>		
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The floorplan is for illustrative purposes only and not to scale.

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Date 21.09.15





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