

CROWN WHEEL BARN MILL LANE  
ALDRIDGE  
WALSALL  
WS9 0LZ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This well-presented and spacious two-bedroom barn conversion is a delightful property located on the edge of Little Aston and Stonnall. Nestled in a peaceful and quiet setting, it provides a serene escape from the hustle and bustle of urban life while still being within easy reach of essential amenities.

## ACCOMMODATION

### Ground Floor:

Entrance hallway  
Guest cloakroom with WC  
Sitting/dining area  
Kitchen/dining room

### First Floor:

Landing  
Principal bedroom with ensuite  
Bedroom 2 with ensuite  
Dressing room/bedroom 3

### Garden and Grounds:

Block paved driveway  
Courtyard garden  
Garage  
Allocated parking

Approx Gross Internal Floor Area: 1320 sqft (122 sqm)

EPC Rating – E

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

The property is located in a highly sought-after semi-rural residential location on Mill Lane, Little Aston. Just a short distance away is Mere Green, the village of Aldridge and Streetly Village together with several sought-after primary and secondary schools and train stations at Blake Street.

Sutton Park, one of Europe's largest urban parks is close by offering great scope for walking, golf and a variety of outdoor pursuits. Other recreational attractions nearby include Little Aston Golf Club, Aston Wood Golf Club and for families there is Little Aston Park.

Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles away and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Nearby Mere Green offers a Sainsbury's and M&S supermarket, along with a selection of recently built restaurants and bars. Sutton Coldfield town centre provides a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

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. Purchasers are advised to check with the Council for up to date information on school catchment areas.

### Description of Property

Upon entering this property, you'll be greeted by a bright and welcoming hallway that provides access to the ground floor rooms. Here, you'll also find a guest WC. A staircase leads to the first-floor accommodation.

The sitting room is a bright and airy space with views over the walled courtyard garden at the front, thanks to a large floor-to-ceiling window. This window floods the room with natural light, highlighting the exposed beams, brick-built chimney breast with a log burner effect gas fire, and Karndean wood-effect flooring, which all contribute to the room's character and charm.

The kitchen/diner also boasts exposed beams, Karndean wood-effect flooring, and bare brick walls, enhancing the property's character. It features a large floor-to-ceiling window at the front, with an additional window at the rear. The kitchen includes quality wall and base units with granite work surfaces. Integrated 'Neff' appliances, such as a double oven, dishwasher,

gas hob with extractor above, and fridge/freezer, make this a well-equipped space. Additionally, there's a handy under-stairs pantry, and a door leads directly to the spacious garage.

Moving to the first floor, on the left side, you'll find a delightful double bedroom with roof windows, Karndean wood-effect flooring, and built-in wardrobes. This bedroom also includes a stunning en-suite bathroom with wood-effect Karndean flooring. The en-suite boasts a Heritage suite, consisting of a free-standing roll-top bath, low-level WC, and wash hand basin.

On the right side of the first floor, there's another lovely double bedroom with roof windows and Karndean wood-effect flooring. This bedroom leads to an en-suite shower room with wood-effect Karndean flooring, a generous shower cubicle with a rainfall shower head, a low-level WC, and a wash hand basin.

The second bedroom connects to a dressing room, with wood-effect Karndean flooring and a roof window. This versatile space could easily double as an additional bedroom or home office, adding to the functionality of the property.

### Garden and Grounds

Outdoors, you'll find a small and easily maintained walled courtyard garden, providing a delightful space for relaxation and unwinding. The property includes allocated parking, and there's a block-paved central courtyard that offers a pleasant outlook.

In addition, the garage is not just a parking space but also houses the central heating boiler. It features a laminate work surface with a 'Belfast' style sink and heritage taps, making it a versatile utility space equipped with plumbing for a washing machine. This adds to the property's practicality and convenience.

### Directions from Aston Knowles

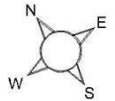
From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn right onto Mill Lane.

### Distances

Sutton Coldfield town centre - 3.9 miles  
Birmingham - 9.3 miles  
Lichfield - 7.7 miles  
Walsall - 5.8 miles  
Birmingham International/NEC - 15.7 miles



**Crown Wheel Barn, Mill Lane Aldridge, Walsall**  
 Approximate Gross Internal Area  
 Main House = 1145 Sq Ft/106 Sq M  
 Garage = 175 Sq Ft/16 Sq M  
 Total = 1320 Sq Ft/122 Sq M



M6 (J6) - 6.2 miles  
 M6 Toll - 13.7 miles

(Distances approximate)  
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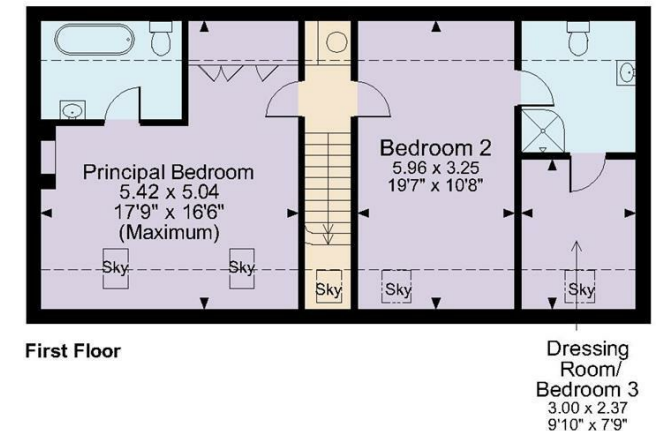
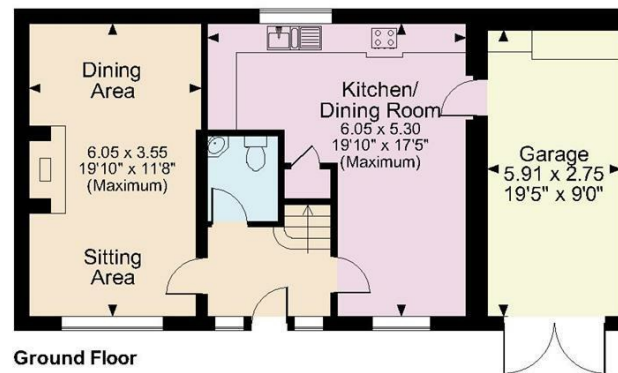
Terms  
 Local Authority: Lichfield Council  
 Tax Band: E  
 Broadband Average Area Speed: 150 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Services  
 We understand that mains water and electricity are connected. The property is on Liquid Gas which gets delivered by Flogas [located under the grass as you drive into the courtyard on the left hand side].

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: October 2023  
 Particulars prepared: October 2023



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	47
EU Directive 2002/91/EC			

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