

57 WALSALL ROAD  
LITTLE ASTON  
SUTTON COLDFIELD  
B74 3BA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An exquisite, 5-bedroom, 5-bathroom detached home, spanning three meticulously designed storeys, it offers an abundance of living space. The expansive grounds surrounding the house featuring a pool, jacuzzi and bespoke outdoor kitchen provide the perfect canvas for outdoor entertainment and relaxation. Privately nestled away in a highly sought-after location, this residence seamlessly blends comfort, quality and style.

## ACCOMMODATION

### Ground Floor:

Entrance hallway  
Guest cloakroom  
Kitchen/dining room  
Games room  
Drawing room  
Gym  
Utility room  
Boiler room

### First Floor:

Landing  
Five bedrooms (four with access to 2nd floor)  
Three ensembles

### Second Floor:

Three study rooms  
Two ensembles  
Dressing room

### Garden and Grounds:

Double garage  
Mature extensive gardens  
Driveway with parking for several vehicles  
Approx plot 0.75 acre

Approx Gross Internal Floor Area: 4366 sqft (406 sqm)

EPC Rating - C

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

Day to day amenities can be found locally both on the Walsall Road and in Streetly Village. These include local supermarkets, post office and chemist together with a selection of other shops and restaurants.

In nearby Mere Green there is a Marks and Spencer and a Sainsburys supermarket along with a selection of recently built restaurants and bars. In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Sutton Park, approximately half a mile away is one of Europe's largest urban parks offering great scope for walking, golf and a variety of outdoor pursuits. 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.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and Arthur Terry. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

Upon entering the property, you step into a porch that leads to the guest cloakroom with a WC and sink. Through the beautiful entrance door, a welcoming hallway sets the tone for the house's décor. On the far left of the hallway, there's access to the utility room and boiler room, as well as a second hallway leading to the rear garden.

The drawing room is a light and airy space with views over the magnificent rear garden through bifolding doors and three skylight windows above. It provides ample space for family enjoyment.

The games room, accessible via double doors from the drawing room and the hallway, offers additional space with skylights and bifolding doors leading to the rear. This versatile room can also be used as an additional sitting room or dining room.

The kitchen/dining room is a true haven with ample space and striking décor. Dark cabinetry complements the wood flooring and large concrete island. Top-of-the-range appliances include two double ovens, a microwave oven, a warming draw and an induction hob with a downdraft extractor fan. Two sets of bifolding doors lead to the rear garden, and there's space for a dining table for family meals.

The gym, accessible via the kitchen/dining room, provides ample space for family fitness equipment or serves as another sitting room/office area. Bifolding doors and a side door lead to

the garden.

Moving up to the first floor, a spacious landing gives access to all the bedrooms, laundry chute and storage cupboard. The principal bedroom is the largest, outstanding in décor, with views of the front and back of the property. It has stairs leading up to the second floor, where a large walk-in wardrobe and ensuite bathroom are located.

Bedrooms 2, 3, and 5 are also good-sized rooms with their own stairs leading up to the second floor (Bedroom 3 has retractable stairs), where individual study rooms/dressing rooms are situated. Bedroom 2 has access on the second floor to its ensuite bathroom, featuring a walk-in shower room. Bedroom 4, overlooks the side of the property, and has its own ensuite shower room.

## Garden and Grounds

Upon entering the gated property, the gravel driveway offers parking for several vehicles, and the double garage with remotely operated electric doors provides ample space for parking or storage.

The grounds and gardens are truly amazing, surrounded by mature trees, shrubs, and plants, encompassing extensive lawns. A beautiful patio area is perfect for al fresco dining and entertaining. The side of the garden features a decked area with a bespoke oak framed structure, which includes a fully fitted outdoor kitchen including a BBQ, double sided gas burners and a Kamado Joe ceramic egg with space for seating and dining with family and friends - perfect for outdoor entertaining. Further along, there's a large Jacuzzi hot tub housed under an oak framed gazebo.

Leading up to the lawn area, there is a stunning, heated pool (10m x 5m) and trampoline for all the family to enjoy on hot summer days, with a decked area surrounding it for relaxing next to the pool.

The property benefits from security cameras and alarm system.

## Directions from Aston Knowles

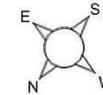
From the centre of Sutton Coldfield take the Lichfield Road (A5127) towards Four Oaks. At the first roundabout take the second exit onto the Four Oaks Road (A454). Carry straight on at the traffic lights along (A454) Walsall Road. At the next set of traffic lights go straight on and 57 Walsall Road can be found on the right-hand side down a private driveway off the main road.

## Distances

Sutton Coldfield - 1.0 mile  
Birmingham - 8.5 miles  
Lichfield - 7.7 miles



Walsall Road, Little Aston, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 4032 Sq Ft/375 Sq M  
 Garage = 334 Sq Ft/31 Sq M  
 Total = 4366 Sq Ft/406 Sq M



Birmingham International/NEC - 15.1 miles  
 M6 - 7.4 miles  
 M6 Toll - 10.4 miles

(Distances approximate)

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**Terms**

Local Authority: Lichfield Council  
 Tax Band: G  
 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, gas and electricity are connected.

**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: November 2023  
 Particulars prepared: November 2023



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	84
(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	

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