

1 ROMAN GRANGE
SUTTON COLDFIELD
B74 3GA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Situated on one of the most highly sought-after developments in the West Midlands, this stunning five-bedroom detached home epitomizes luxury living with its spacious layout and premium features.

ACCOMMODATION

Ground Floor:

Entrance hallway with central staircase
Guest WC
Snug
Office
Drawing room
Entertainment room
Dining room
Kitchen
Family Room
Utility room

First Floor:

Central landing
Principle bedroom with walk in wardrobe and en suite bathroom
Bedrooms two and three with fitted wardrobes and en suite bathroom
Bedrooms four and five with en suite shower rooms

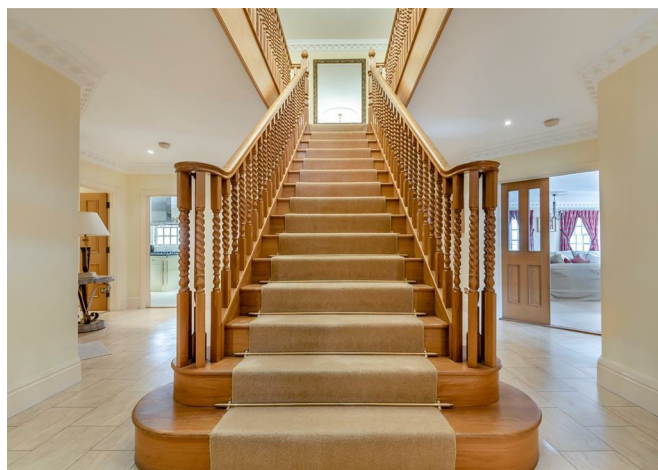
Garden and Grounds:

Two storey detached triple car garage with office accommodation above
Private gated entry
Block paved driveway with ample parking
Extensive fore and rear gardens.

Approximate Gross Internal Area: 5,536 Sq Ft (514 Sq M)
In all approximately 0.51 acres

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

Roman Grange offers residents an enviable blend of luxury living and suburban charm, making it a sought-after location for families and professionals alike. Additionally, nearby amenities cater to residents' daily needs, with boutique shops, fine dining restaurants, and leisure facilities just a short distance away.

Families residing in this area benefit from proximity to a selection of esteemed schools, 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.

For leisure and recreation, occupants can enjoy the convenience of Little Aston Golf Course, located just a short walk away. This prestigious golf course offers a championship-standard course set amidst stunning scenery, providing an ideal retreat for golf enthusiasts and nature lovers alike. Additionally, nearby Sutton Park, one of Europe's largest urban parks, offering acres of green space, scenic walking trails, and opportunities for outdoor activities such as cycling, golfing, and picnicking.

Residents will benefit from easy access to major roadways such as the A38 and M6, providing convenient connections to Birmingham city centre and other neighbouring towns and cities. Nearby train stations, including Sutton Coldfield and Four Oaks, offer further commuting options.

Description of Property

Upon entering the hallway, you are greeted by a grand oak staircase leading to the first floor, surrounded by neutral walls and wood flooring. The hallway exudes a welcoming atmosphere, setting the tone for the rest of the home and provides access to the convenient guest WC.

To the left of the entrance is the snug, a cosy retreat featuring a central fireplace adding character and warmth to the room. Large windows overlook the front gardens, inviting natural light to filter in.

On the right of the entrance is the office, thoughtfully designed to accommodate remote work or serve as a versatile space for various needs. With ample natural light and views of the front garden, the office provides a serene environment.

Adjacent to the office is the drawing room, a haven where sophistication meets comfort. Bathed in natural light streaming in from the adjoining entertainment room. The central fireplace serves as a focal point above which is a projector perfect for family movie nights.

The entertainment room, accessible via double doors from the drawing room, epitomizes indoor-outdoor living at its finest. With its expansive windows and sky lantern, the room provides panoramic views of the rear garden. The French doors seamlessly connect to the patio area, allowing for easy access to outdoor enjoyment.

The dining room, located off the hallway, features a spacious layout. French doors open to the expansive patio, offering a seamless transition between indoor and outdoor entertaining.

In the kitchen, the light cabinetry and dark countertops strike a perfect

balance, while the central island provides additional workspace and storage. Integrated appliances and thoughtful design elements enhance the kitchen's efficiency.

Adjacent to the kitchen, the utility room offers practicality and convenience, with its matching cabinetry and sink, providing space for laundry tasks and easy access to the side of the property.

Completing the ground floor is a family room, a versatile space designed for relaxation and enjoyment. Mirroring the design and ambiance of the entertainment room, this additional space offers flexibility for various activities.

As you ascend to the first floor, you are greeted by a spacious landing adorned with a stunning chandelier. The landing serves as a central hub, providing access to the bedrooms.

The principle bedroom boasts the added indulgence of a fireplace and a walk-in wardrobe, providing ample storage space for clothing and accessories. Meanwhile, bedroom 2 features fitted wardrobes. Both bedrooms boast their own ensuite bathrooms, complete with a bath, walk-in shower, WC, and sink. With views overlooking the rear garden, these bedrooms provide a peaceful space.

Bedrooms 3, 4 and 5 are all excellent size bedrooms. Each one has the luxury of their own ensembles, equipped with a shower, WC, and sink.

Garden and Grounds

As you approach the property, you're greeted by a private gated entrance. Immaculately kept lawns line either side of the driveway, leading up to the house, providing a picturesque welcome. Ample parking is available at the front of the house, offering convenience for residents and guests alike.

The impressive two-story triple garage offers not only ample parking space but also serves as a practical storage solution. With an additional floor above, previously used as a home office it now provides extra storage capacity for belongings. The garage also features a WC and sink, for added convenience. Access to the rear garden from the garage enhances functionality and ease of use.

Stepping into the rear garden, you'll find a paved patio area surrounding the house, perfect for alfresco dining and entertaining. The cohesive design seamlessly integrates with the aesthetics of the property, creating a harmonious outdoor space. The well-maintained grass area offers ample space for various activities, making it ideal for outdoor enjoyment. Surrounded by mature trees and hedges, the garden provides a tranquil retreat, offering privacy for residents to relax and unwind.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn left onto Roman Rd, turn left onto Roman Grange, and the property will be on your left.

Distances

Little Aston Golf Course - 0.5 miles
Four Oaks Train Station - 2.1 miles
Sutton Park - 1.6 miles
Sutton Coldfield - 3.0 miles



Roman Grange, Sutton Coldfield
Approximate Gross Internal Area
Main House = 4827 Sq Ft/448 Sq M
Garage = 709 Sq Ft/66 Sq M
Total = 5536 Sq Ft/514 Sq M



Lichfield - 7.0 miles
 Birmingham - 9.2 miles
 Birmingham International/NEC - 11.4 miles
 M6 - 6.1 miles
 M6 Toll - 13.2 miles
 M42 - 13.2 miles

(Distances approximate)

Terms

Tenure: Freehold
 Local Authority: Lichfield Council
 Tax Band: H

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

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Services

We understand that mains water, gas and electricity are connected.

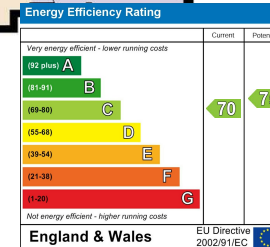
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Photographs taken: April 2024
 Particulars prepared: April 2024



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