

ROMAN COURT ROMAN ROAD  
SUTTON COLDFIELD  
B74 3AA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A grand 5-bedroom Tudor-style executive family home, located on the prestigious Roman Road within the exclusive Little Aston Park Estate, offers not only ample space for families but also boasts superb leisure facilities.

## ACCOMMODATION

### Ground Floor:

- Reception hallway
- Guest cloakroom with WC
- Drawing room
- Garden room
- Billiards/bar/games room with upper level
- Family room
- Kitchen/breakfast/family room
- Sitting room
- Swimming pool area with jacuzzi
- Shower room
- Gym
- Sauna

### First Floor:

- Landing hallway
- Five bedrooms
- Three ensuite shower / bathrooms
- Family bathroom
- Store room/office (above billiards/bar/games room)

### Garden and Grounds:

- Two garages
- Block paved driveway with ample parking
- Laid to lawn rear with patio terrace

Approx Gross Internal Floor Area: 7130 sqft (662 sqm)

EPC Rating - D

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

Situated in the highly sought after area of Little Aston Park and within walking distance nearby is the village church, primary school, village hall, shops for day-to-day amenities and the prestigious Little Aston golf course.

Sutton Park is approximately a mile away with one of Europe's largest urban parks offering great scope for walking, golf and a variety of outdoor pursuits.

Birmingham is approximately 8 miles away and the M6 Toll is just 4 miles away giving fast access to the M6 and M42. Conveniently accessible train stations, including Butlers Lane and Four Oaks, facilitate travel. Lichfield Trent Valley station, reachable from these points, provides a direct route to London Euston in just 1 hour 15 minutes and connects to Birmingham's New Street Station.

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre has a comprehensive range of shops and restaurants within the Gracechurch shopping centre.

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

## DESCRIPTION OF PROPERTY

Upon entering, the grandeur of the property unfolds through a spacious glazed storm porch, leading into a warm and welcoming reception hallway. To the right, the primary reception rooms unveil a harmonious blend of family spaces and a dedicated sports/leisure wing to the left. A strategically placed guest cloakroom/WC enhances the practicality of the layout.

At the heart of this magnificent home, the kitchen/breakfast room takes center stage, adorned with sleek white high gloss cupboards and pale granite surfaces. This culinary haven stands opposite the entrance and is accessible from the reception hall, the sitting room, and the family room. The breakfast/dining area, graced by bi-fold doors, seamlessly connects with the lush garden, creating an indoor-outdoor oasis during sun-kissed seasons.

Adjacent to the kitchen, a utility room serves with utmost convenience, offering ample space and a sink. A doorway leads out to the rear garden, completing the utility's practical charm.

The family room, designed for post-dinner relaxation or formal dining, gracefully adjoins the hallway. The expansive drawing room, positioned to the right, boasts a captivating inglenook fireplace. French doors extend an invitation to the garden room, amplifying the indoor-outdoor allure and creating a serene retreat.

The large billiards/games room, featuring a bar, extends the entertainment space. An open-tread staircase ascends to a versatile upper room—a perfect canvas for a dedicated home office, studio, or hobby room.

The garden room/conservatory, an enchanting space accessed from the drawing room, beckons with warmth and opens onto a sun terrace, inviting the outdoors in. The sitting room, bathed in natural light, overlooks the front and the captivating leisure complex, seamlessly connected to the galley

hallway leading to the pool area and garage.

The left wing of the house unfolds to reveal a heated indoor swimming pool, Jacuzzi, and a well-appointed shower room. French doors from the pool area lead to the gym, housed in the second conservatory, which, in turn, opens to the patio and verdant garden.

A gracefully ascending staircase from the main reception hallway leads to the gallery landing, providing access to the bedrooms and the family bathroom. The principal bedroom suite, a haven of natural light, boasts a walk-in dressing area and a well-fitted en suite bathroom. Bedrooms two, three, and four are generously appointed, each with its own en suite or bathroom.

Lastly, the family bathroom, a vision of opulence, features a soothing oval bath, sink, and WC, creating an ambiance of tranquil indulgence.

## GARDEN AND GROUNDS

Upon entry from Roman Road, the electrically operated gates gracefully unveil a substantial block-paved driveway, generously accommodating multiple vehicles and granting access to the two garages. Adding to the charm, mature planted borders not only offer privacy but also contribute to a lush green ambiance.

The rear gardens combine manageable size with well-tended features. Bordered by mature plants, the garden creates a private and tranquil retreat.

A splendid patio terrace extends the entire length of the house, providing an idyllic space for summertime BBQs and outdoor gatherings.

Rooms at the rear of the house, adorned with French doors, seamlessly integrate the garden into the living space, offering a delightful way to relish the sunnier months. An ample lawned area adds versatility for outdoor activities and games.

## 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 Rd/A454, slight left onto Streetly Ln/B4151, at the roundabout take the 3rd exit onto Roman Rd.

## DISTANCES

Sutton Park - 1.6 miles  
Mere Green - 1.9 miles  
Butlers Lane Railway Station - 1.6 miles  
Four Oaks Railway Station - 2.3 miles  
Sutton Coldfield - 2.7 miles  
Lichfield - 7.5 miles  
Birmingham City - 8.1 miles  
Birmingham Airport/NEC - 17.6 miles  
M6 - 5.0 miles  
M6 Toll - 12.6 miles

(Distances approximate)

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**TERMS**

Tenure: Freehold  
 Local Authority: Lichfield District Council  
 Tax Band: H  
 Broadband Average Area Speed: 150 Mbps

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

**SERVICES**

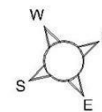
We understand that mains water, gas and electricity are connected.

**DISCLAIMER - IMPORTANT NOTICE**

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.

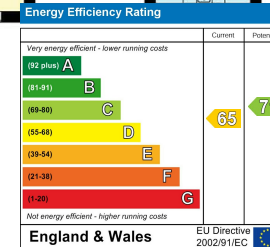
Photographs taken: July 2023  
 Particulars prepared: July 2023

**Roman Road, Sutton Coldfield**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
 Main House = 586sq.m (6,308sq.ft)  
 Garages = 74sq.m (793sq.ft)  
 Boiler Room = 3sq.m (29sq.ft)  
 Balcony external area = 6sq.m (61sq.ft)  
**Total = 662sq.m (7,130sq.ft)**



Denotes restricted head height

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**8 High Street, Sutton Coldfield, B72 1XA**

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