

ELDON LODGE ROMAN ROAD  
SUTTON COLDFIELD  
B74 3AA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A stunning 4-bedroom detached family home full of potential set within a plot of 0.7 acres and located on the prestigious Roman Road within the exclusive Little Aston Park Estate.

## ACCOMMODATION

Ground Floor:

Dining hall  
Shower room  
Sitting room  
Drawing room  
Conservatory  
Kitchen  
Larder

First Floor:

Landing  
Principal bedroom with dressing room  
Three further bedrooms  
Family bathroom

Garden and Grounds:

Integrated double garage  
Detached garage  
Private drive leading up to fore gardens & garages  
Extensive rear garden  
Garden store

Approximate Gross Internal Area: 2,986 sq ft (277 sq m)

EPC Rating: F

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 situated on the prestigious Little Aston Park estate. This private estate comprises of immaculately presented substantial houses, which are enhanced by positive restrictive covenants, ensuring that there is a carefully controlled density of property layout. Little Aston Park is home to the highly regarded Little Aston Golf Club and some of the finest houses in the West Midlands.

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. 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. In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. Sutton Park, one of Europe's largest urban parks, is just a few minutes' walk from the property and offers great scope for walking, cycling, golf and a variety of outdoor pursuits.

Birmingham and the M6 Toll is in close proximity, 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 and connects to Birmingham's New Street Station.

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

Eldon Lodge presents an exceptional opportunity in the prestigious Little Aston Park, where this property occupies an enviable position. The house, requires full modernisation and improvement but presents an incredible canvas for those with vision. Situated on a generous plot, the potential to extend and re-model is vast, allowing you to create a bespoke residence tailored to your exacting standards.

Enter through the porch into the large dining hall, featuring a mock wooden beam ceiling that adds character and charm. This spacious area accommodates a formal dining table and provides access to the reception rooms, kitchen, and a conveniently located ground floor shower room with a WC and sink.

On the right is the drawing room, a large through-room with views of both the front and rear gardens through the large bay window. Ample natural light beams through, and there is access via sliding doors to the conservatory. This lovely spot is perfect for soaking in the sun on warm days, offering panoramic views

of the rear garden and access to the patio area.

To the left is the sitting room, overlooking the front and side of the property and features a central fireplace serving as the focal point.

Adjacent to the sitting room is the kitchen, with ample potential. It overlooks the rear garden, letting in lots of natural light. The kitchen also provides access to the larder and an inner hallway, which provides direct access to the front garden, rear garden, and garage.

Moving up to the first floor, the principal bedroom is located on your right as you ascend. It is the largest room, filled with natural light from windows overlooking the front and side gardens. This bedroom benefits from a large walk-in wardrobe and fitted furniture for additional storage.

Bedrooms 2 and 3 are on the left of the landing, both featuring fitted furniture perfect for storage needs. These rooms offer views of the side of the property and either the front or rear gardens, providing ample space for occupants.

Bedroom 4 sits in between the front two bedrooms, overlooking the front gardens. It is a good-sized double room. The family bathroom, directly opposite, features a bathtub, shower, WC, and sink.

### Garden and Grounds

Drive up a private tarmac road to access the property, arriving at a block-paved driveway with ample parking and providing access to both the detached and integral garages. A lawn area graces the front, and the property is enveloped by mature trees and hedging, offering a truly private and serene location.

The rear garden, similar to the front, is surrounded by mature trees and hedging for seclusion. There is an extensive lawn area and a patio area perfect for alfresco dining with family and friends. Additionally, there is a garden store for enthusiasts to keep their tools and equipment.

### 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

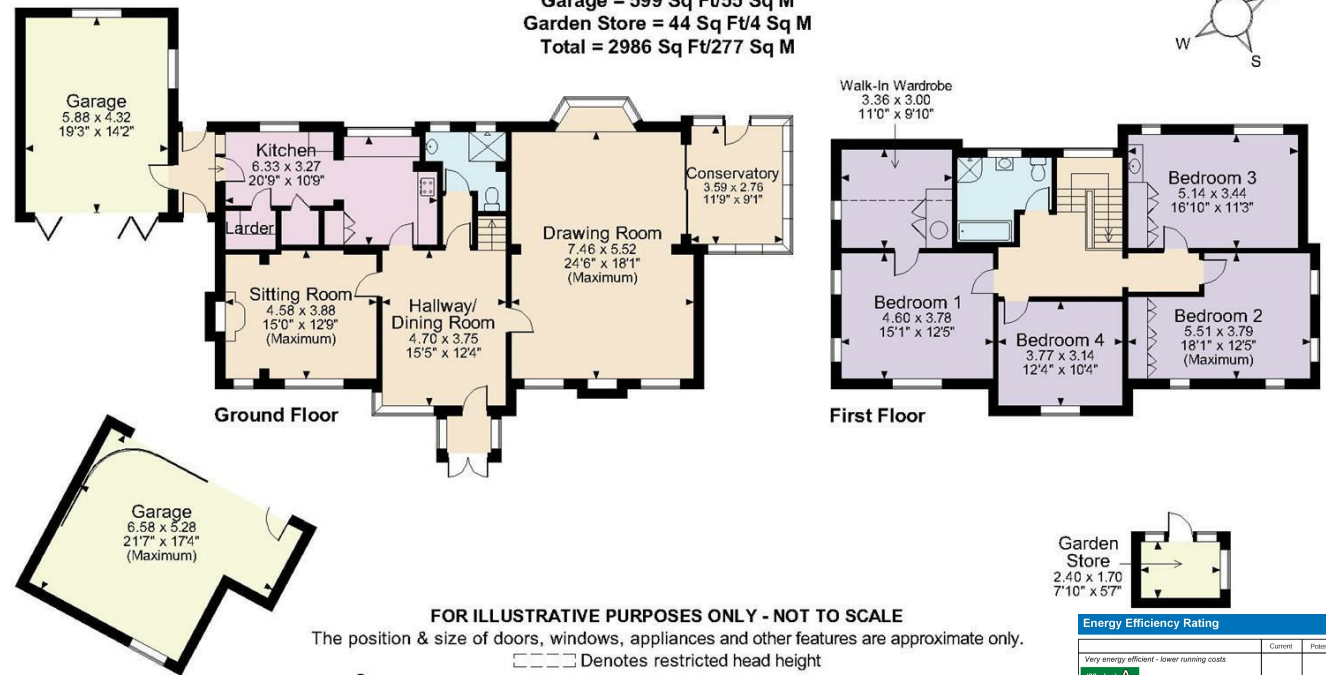
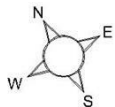
Sutton Park - 1.6 miles

Mere Green - 1.9 miles

Butlers Lane Railway Station - 1.6 miles



**Eldon Lodge, Roman Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 2343 Sq Ft/218 Sq M**  
**Garage = 599 Sq Ft/55 Sq M**  
**Garden Store = 44 Sq Ft/4 Sq M**  
**Total = 2986 Sq Ft/277 Sq M**



**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 |                         | 70        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F | 25                      |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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)

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

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

FIXTURES & FITTINGS: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services  
 We understand that mains water, drainage 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: July 2024  
 Particulars prepared: July 2024

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