

5 ROMAN PARK
LITTLE ASTON PARK
B74 3AF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A very rare opportunity to purchase an 8,000 Sq. Ft, MODERN CONTEMPORARY MANSION-situated on a generous 0.7-acre corner plot, backing onto the exclusive Little Aston Golf Course.

Ground floor:

Grand Entrance hall
Utility room
Kitchen/ Breakfast room
Sitting room with floating staircase that ascend to first floor and bedroom number three
Family room
Guest Room with staircase ascending to first floor and bedroom number two and window/door that leads to the rear garden
Snug with access to rear garden
Guest WC and cloak room
Cascading staircase which leads to first floor

First floor:

Grand first floor landing with two large hallway storage closets
Principal bedroom with ensuite bathroom and walk-in dressing room with built in wardrobes
Bedroom number two with skylight and built in wardrobe, ensuite shower room with storage closet, and staircase that descending to guest room on ground floor
Bedroom number three with skylight and built in wardrobe, ensuite shower room with storage closet, and staircase that descends to sitting room on ground floor, balcony overlooking front of the property
Bedroom number four, with built in wardrobe, overlooking rear gardens
Bedroom number six looking over the wonderful views of the front of the home
Bedrooms four and six can share the use of the first family bathroom
Bedroom number five, with built in wardrobe, overlooking rear gardens
Bedroom number seven looking over the front of the home
Bedrooms five and seven can share the use of the second family bathroom

Basement:

Gym with built in closets
Shower room/ changing room
Cinema room
Half circle staircase to ground floor

Gardens and grounds :

Private and exclusive driveway
Trees and mature shrubs providing privacy
Two laid to lawn areas
Impressive façade
Rear Garden Patios for alfresco dining, entertaining
Laid to lawn rear garden with laid to lawn area, mature trees and shrubs to add privacy
Outbuilding contains Office and garage

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 close to the prestigious Little Aston Park estate. This distinguished area has immaculately presented properties. 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 convenience store and a selection of restaurants and bespoke retail outlets. Located in Mere Green which has undergone recent redevelopment the area now provides an excellent selection of bars and restaurants together with an M & S food hall, and Sainsbury's supermarket. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre. Also in close proximity is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

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

Description of Property

Introducing a Masterpiece of Modern Contemporary Living An almost 8,000 Sq.Ft Mansion of Unrivalled Grandeur

Set behind an exclusive, private driveway embraced by mature trees and elegant landscaping, this spectacular modern contemporary mansion stands as a testament to architectural excellence and luxury living. From the moment you approach the impressive façade, its striking lines and expansive glass elements hint at the splendour within.

Upon entering through the grand entrance hall, you are immediately greeted by a space of awe-inspiring scale and sophistication. A floating staircase with a glass-panelled banister soars upwards, hinting at the elegance of the upper levels. The cascading staircase, a breathtaking focal point, splits gracefully at the top and ground level, ascending with grandeur to the first floor, creating a true centrepiece of design mastery.

The ground floor unfolds with purpose and elegance. A utility room seamlessly supports daily life, while the kitchen and breakfast room is a culinary haven, perfect for both intimate family moments and grand entertaining. The sitting room, family room, and snug, each adorned with floor-to-ceiling windows, flood the interiors with natural light and offer seamless access to the staggering rear garden, where verdant lawns and mature trees create a private, tranquil sanctuary. A guest room on this level boasts its own staircase to the second bedroom above, with a private door to the garden, ideal for visitors seeking comfort and seclusion. A refined guest WC and cloakroom complete the ground floor.

Ascending to the first floor, you are welcomed onto a grand landing, framed by two generous storage closets. The principal bedroom suite is a sanctuary of luxury, with a striking ensuite bathroom and a walk-in dressing room featuring built-in wardrobes. Bedroom two enchants with a skylight, stunning ensuite shower room, and a private staircase descending to the guest room below. Bedroom three mirrors this luxury with its own staircase to the sitting room, beautiful balcony, and enchanting views over the front grounds. Bedrooms four and six share a stylish family bathroom and are perfectly positioned to capture the stunning garden and front views, while bedrooms

five and seven enjoy the same sophisticated layout, sharing a second family bathroom, and offering a serene retreat.

Descend to the basement, where luxury continues with a state-of-the-art gym with built-in closets, a sleek shower/changing room, and a cinema room, ideal for intimate family screenings or grand movie nights. The half-circle staircase elegantly reconnects this level with the rest of the home.

Gardens and Grounds

Beyond the walls of this dazzling residence lie meticulously designed gardens and grounds. The rear garden is a private oasis with geometrically perfect laid-to-lawn areas, mature trees, and a rear patio perfect for alfresco dining, entertaining, or pure relaxation. A second patio area invites peaceful moments, while an outbuilding offers an office with a separate entrance, skylights, ensuite shower room, and an integral double garage with its own side entrance, perfect for accommodating business needs or additional luxury.

This modern contemporary masterpiece is a residence of rare distinction, where architectural brilliance, seamless indoor-outdoor living, and uncompromising comfort converge to create a home like no other. A true celebration of grandeur, privacy, and contemporary elegance.

EPC rating and approximate total floor area

EPC rating: B

Approximate total floor area: 7887 Sq.Ft or 732.7 Sq. Meters

Distances

Sutton Coldfield town centre 3.6 miles

Birmingham City Centre 9.1 miles

Birmingham International/NEC 18.5 miles

Lichfield 7.8 miles

M6 (J7) 4.9 miles

M6 Toll (T3) 7.6 miles

(Distances are approximate)

Directions from Aston Knowles

From the office at 8 High Street, follow the A5127 onto Lichfield Road. At the roundabout, take the second exit (continue straight) onto Four Oaks Road. At the traffic lights, bear left onto Streetly Lane. Continue until you reach the roundabout where you will take the third exit onto Roman Road. Take the second left onto Roman Lane.

Terms

Tenure: Freehold

Local Authorities: Lichfield

Tax Band: H

Average Area Broadband speed: 74 Mbps

Services

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

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the price. All others are specifically excluded but may be available by separate arrangement.





Viewings

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

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 all of 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 cannot be inferred that any item shown is included in the price.

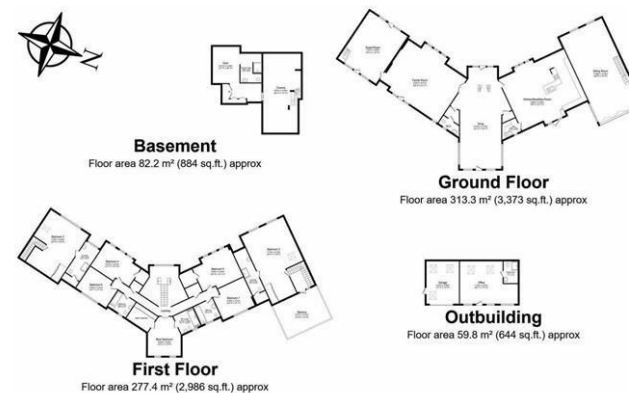
Photographs taken: May 2025
Particulars prepared: May 2025



Floorplans for 7 bedroom detached house for sale



Total floor area 732.7 m² (7,887 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	8
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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