

6 WHEATLAND GROVE
ALDRIDGE
WALSALL
WS9 0SR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An elegant five bedroom family home in an enviable and sought location in Aldridge.

Accommodation

Ground Floor

Covered entrance porch opens into a spacious and welcoming reception hallway, setting an elegant tone for the home, with staircase to upper floors
Light-filled front-facing drawing room with large window, offering a bright living space; double doors lead into the formal dining room – ideal for entertaining and family gatherings

Formal dining room with ample space for large dining furniture, positioned separately from the kitchen for a traditional layout

Well-proportioned study offering a peaceful workspace – ideal for home working, a library, or reading room

Guest cloakroom/WC

Spacious, well-appointed kitchen with comprehensive range of fitted units, integrated double oven with hob and extractor, ample work surface space, breakfast bar for informal dining, doors opening out on to the upper terrace and landscaped garden. Separate utility room with tiled flooring, providing practical laundry space and external side access to the garden

First Floor

Spacious and refined principal bedroom with built-in wardrobes and a private ensuite shower room

Two further well-proportioned double bedrooms, both with fitted storage

Contemporary family bathroom with bath, separate shower, WC, and twin basins

Open-plan landing providing additional flexibility, suitable as a study nook or reading area

Second Floor

Two further generous double bedrooms, both enhanced by skylights and eaves storage

Modern shared shower room servicing both top-floor bedrooms – ideal for guests or children

Garage:

Detached double garage with up-and-over door

Tarmac driveway providing ample off-road parking

EPC Rating: TBC

Approximate total floor area:

Main house – 2,459 sq ft / 228 sq m

Garage – 293 sq ft / 27 sq m

Total – 2,752 sq ft / 255 sq m

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

Wheatland Grove is a quiet residential cul-de-sac set within the popular and well-connected community of Aldridge, Walsall. Known for its highly regarded schools and excellent commuter access, the area offers a wonderful setting for family living.

The property is ideally positioned for local amenities in Aldridge village, including shops, restaurants, schools, and parks, while also benefiting from convenient transport links to Walsall, Sutton Coldfield, Lichfield, and Birmingham. Major routes such as the A452, M6 and M5 are easily accessible, making this a desirable choice for those seeking peaceful surroundings without sacrificing connectivity.

Description of Property

This substantial five-bedroom family home is arranged over three floors and offers over 2,750 sq ft of thoughtfully designed accommodation. Beautifully presented and finished to a high standard throughout, the home is perfectly suited to modern family life — combining generous proportions, elegant styling, and practical living spaces.

Upon entering, the sense of space and light is immediately apparent. The layout flows beautifully from the welcoming reception hallway into the principal reception rooms. The front-facing drawing room is filled with natural light thanks to its large bay window and opens into the formal dining room through glazed doors — a perfect setup for entertaining or family occasions.

The kitchen is a real heart-of-the-home space: well-appointed with a comprehensive range of fitted units, integrated double oven and hob, ample work surfaces, and a breakfast bar ideal for casual dining. French doors lead directly out to the upper terrace, creating a seamless connection to the garden and allowing for easy al fresco dining or summer entertaining.

A dedicated study provides a quiet retreat for working from home or reading, while a separate utility room and guest cloakroom add to the home's day-to-day practicality.

The first floor offers a spacious principal suite, complete with fitted wardrobes and a private en-suite shower room. Two further double bedrooms, each with fitted storage, provide ideal spaces for children, guests or extended family. The stylish family bathroom includes a bath, separate shower, WC, and twin basins. The landing itself is generously proportioned and can be used as a flexible study or reading area.

The second floor completes the accommodation with two more double bedrooms featuring skylights and useful eaves storage. A modern shower room serves this level — an ideal solution for guests or growing families needing extra space and privacy.

Whether you're entertaining, working from home, raising a family or hosting guests, this beautifully configured home offers a layout and finish that meets a variety of lifestyle needs in style and comfort.

Gardens and Grounds

The property enjoys a substantial two-tiered rear garden, thoughtfully landscaped to create an attractive and functional outdoor retreat. The upper terrace is fully paved and enclosed with a modern glass balustrade, offering a sophisticated space for outdoor entertaining while providing elevated views across the garden and surrounding area. The lower tier is laid to lawn, making it ideal for families and those who enjoy outdoor recreation. Mature shrubs and trees line the garden, providing both privacy and a tranquil setting.

The detached double garage and generous driveway ensure ample off-road parking.

Distances

- Aldridge Village Centre – 0.9 miles
 - Walsall – 3.5 miles
 - Sutton Coldfield – 6.5 miles
 - Lichfield – 8.5 miles
 - Birmingham City Centre – 9.5 miles
 - M6 (Junction 7) – 12 minutes' drive
- (All distances are approximate)

Directions from Aston Knowles

From our office on High Street, Sutton Coldfield, take the A454 towards Aldridge. Continue through Little Aston, then turn right onto Walsall Road (A452). Turn left into Leighswood Road, then right onto Wheatland Grove. No.6 is situated towards the end of the cul-de-sac on the right-hand side

Terms

Tenure:

Freehold Local Authority:

Walsall Council

Tax Band: G

Broadband Speed in Area: 74 Mbps

Services

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





Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale. Others may be available by separate negotiation.

Viewings

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

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 importance to you, please obtain professional confirmation. These particulars do not form part of any offer or contract. All measurements quoted are approximate. Photographs are for illustrative purposes only and may not show items included in the sale.

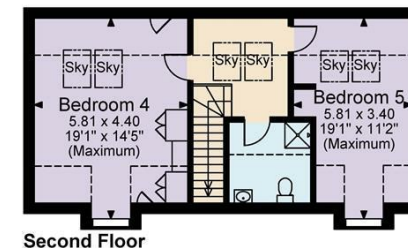
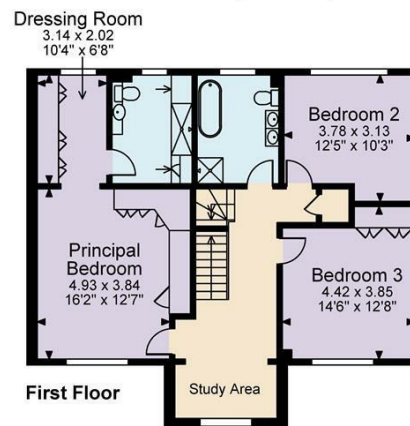
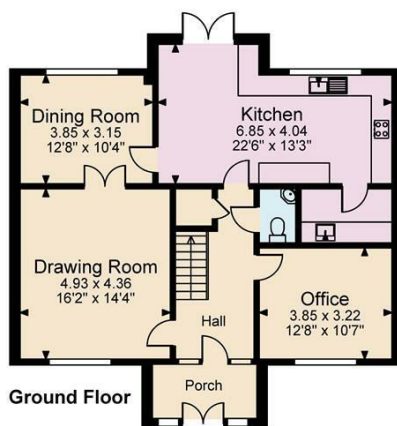
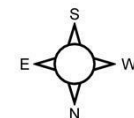
Photographs taken June 2025
Particulars prepared June 2025

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

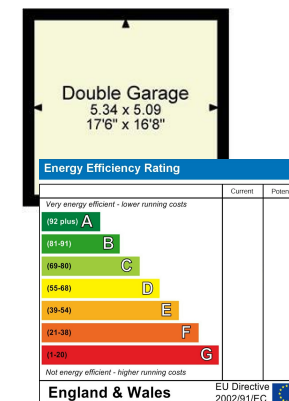


Wheatland Grove, Walsall
Approximate Gross Internal Area
Main House = 2459 Sq Ft/228 Sq M
Garage = 293 Sq Ft/27 Sq M
Total = 2752 Sq Ft/255 Sq M



Second Floor

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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