

NOBLE LODGE OAK GROVE  
ALDRIDGE  
WS9 0RT

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Noble Lodge brings the indulgence of a five-star hotel experience into everyday living — a home where thoughtful design, smart technology, and luxurious finishes converge in complete harmony. As one of only three bespoke residences in the exclusive Oak Grove development, this property stands out for its bold detailing, exceptional materials, and future-ready specification.

Designed for modern family life and entertaining on a grand scale, the interiors are flooded with natural light, with expansive glazing framing views of the landscaped gardens. A striking feature staircase and dual living zones provide visual impact and functionality, while advanced energy systems and premium finishes deliver both comfort and sustainability.

### Ground Floor:

Entrance hall, Study, Second entrance hall, Lounge, Guest WC, Storage closet, Kitchen/Sitting room, Utility room, Central Staircase to first floor.

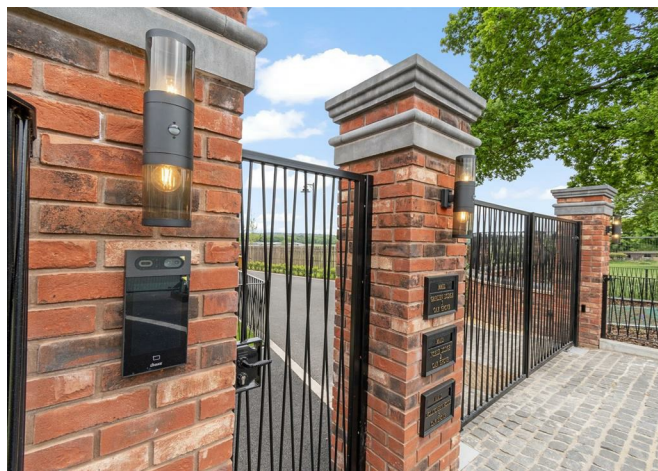
First Floor: First floor landing, Bedroom number two with large private balcony a walk-in dressing room with built-in closets and ensuite bathroom, Bedroom number three with french doors opening to Juliet balcony and ensuite shower room, hallway storage closet, Bedroom number four with separate staircase which is accessed via the second entrance hall and garage has ensuite shower room and two box windows, Bedroom number five with built-in closets, Family bathroom with twin basins and separate shower cubicle, Central staircase leading to second floor.

### Second floor:

Second floor landing, Principal bedroom with large walk-in dressing room with built-in closets and ensuite bathroom with twin basins in vanity unit, and separate shower cubicle.

Secure private gated entrance, landscaped rear garden, porcelain patio, outdoor lighting Double garage includes a Hormann Bluetooth-operated door, Project EV charging point, communal bin store, Industries pump station.

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

Noble Lodge is located in Oak Grove, a peaceful and prestigious private cul-de-sac just off Erdington Road in Aldridge. This exclusive setting offers the perfect blend of seclusion and accessibility, just moments from the village centre and within easy reach of Sutton Coldfield, Lichfield, and the open greenbelt countryside.

The area is renowned for its excellent schooling options including St Francis of Assisi, Hydesville Tower and the Queen Mary's Grammar Schools in Walsall. With access to commuter routes including the M6, M6 Toll and A452, and regular train services nearby, Noble Lodge is ideally positioned for both work and lifestyle convenience.

## Description of Property

### Ground Floor

A welcoming entrance hallway is centred around a bespoke single-spine oak staircase with glass balustrading and LED detail, setting a confident and architectural tone. Large-format porcelain tiling and underfloor heating provide seamless warmth underfoot.

To the rear, the expansive open-plan kitchen, dining and sitting area stretches over 10 metres, framed by full-width bifold doors that open onto the garden. The kitchen is a showpiece — finished with Infinity Ocean Blue polished porcelain worktops, contrasting Dekton prep areas, and luxury appliances including a Neff Schott Ceran gas hob, AEG induction hob, Samsung Series 6 dual cook steam oven, SmartThings warming drawers, and an AEG Comfortlift dishwasher. A matching spice kitchen provides an additional prep space, discreetly tucked away for entertaining ease.

A Franke matt black sink, Quooker tap, pop-up Evoline sockets, and LED mood lighting enhance the experience, while a custom coffee station and full-height fridge/freezer add function and flair.

The living area centres around a dual-sided Evonic Halo fireplace clad in contemporary wood and natural stone. A separate formal lounge to the front offers further versatility, ideal for family relaxation or media use. Also on this level is a large utility room, and cloakroom WC, perfect for guests or multi-generational living.

### First Floor

The upper landing is framed by architectural glass and oak balustrading, giving an elevated view back over the hallway. There are four further double bedrooms, including a stunning principal suite with walk-in wardrobe, vaulted Canadian Cedar ceiling and luxury en-suite shower room with a Duravit Sensowash Starck F Lite Japanese toilet.

A further en-suite bedroom with fitted wardrobes and a beautifully finished family bathroom complete the first floor. Bathrooms are fitted with full-height tiles, bespoke memo-glass shower doors, Flova brassware, Duravit sanitaryware and PIR lighting for a serene, spa-like feel.

## External Features

Noble Lodge is set behind a secure private gated entrance, with a landscaped rear garden, porcelain patio and outdoor lighting. The double garage includes a Hormann Bluetooth-operated door and 3-phase Project EV charging point. A communal bin store and Marsh Industries pump station support the wider site infrastructure.

## Specification Highlights

Despiro aluminium front door  
Triple-glazed Aluskin tilt-and-turn windows (0.8 U-value)  
Oversized Dre Supreme fire-safe internal doors  
Crittall-style internal glazed doors  
Bespoke oak staircase with LED glass balustrade  
Custom wardrobes & sensor-lit dressing spaces  
Memo-glass doors to all en-suites  
Statement lighting including Schuller Valencia pendant

## Technology and Sustainability

Panasonic Aquarea air source heat pump  
Heatmiser underfloor heating throughout  
Nuair mechanical ventilation with heat recovery (MVHR)  
Fujitsu air conditioning units  
Triple-phase electricity supply  
Lithe Audio ceiling speakers (WiFi/Bluetooth via WISA)  
TP-Link WiFi boosters  
Ajax wireless alarm system  
4K IA security cameras (AI-enabled)  
Dnake SmartTech video intercom

## Distances

Shenstone – 0.2 miles  
Lichfield – 3.6 miles  
Sutton Coldfield – 5.0 miles  
Birmingham – 12.1 miles  
Birmingham International Airport/NEC – 18.7 miles  
M6 – 9.0 miles  
M6 Toll – 13.8 miles  
A38 – 8.2 miles

(All distances are approximate.)

## Terms

Tenure: Freehold

Local Authority: Walsall District Council  
Council Tax Band: F

Broadband: Average area speed approximately 516 Mbps

## Services

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

## Viewings

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

## Disclaimer

Every care has been taken in the preparation of these particulars, but accuracy cannot be guaranteed. If there is any point of particular importance to you, we recommend seeking independent verification. These particulars do not form part of any contract. All measurements are approximate. Images are provided for illustrative purposes only and do not imply inclusion of any fixtures or fittings within 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.

### EPC Rating and Floor area

EPC rating: B

Approximate total floor area: 4512 Sq. Ft or 419.2 Sq. Meters

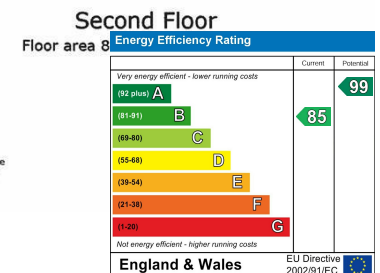
## Noble Lodge, Erdington Road WS9 0RT.

Total Floor Area: 419.2 sq.m (4512 sq.ft)



**Ground Floor**  
 Floor area 194.8 sq.m. (2,096 sq.ft.)

**First Floor**  
 Floor area 142.4 sq.m. (1,532 sq.ft.)



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