

60 BARR COMMON ROAD  
WALSALL  
WS9 0TE

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A distinguished four-bedroom family home set within 7.5 acres of private grounds, this property combines period charm with extensive gardens, woodland, stabling, and versatile outbuildings.

The ground floor features an enclosed porch leading into a welcoming reception hall and inner hallway, a well-appointed kitchen, breakfast room with staircase to the cellar and boot room, an elegant dining room, a spacious drawing room, a fourth bedroom, and a bathroom. On the first floor, the principal bedroom includes an en suite shower room, accompanied by two further bedrooms and a family bathroom.

The property is complemented by approximately 2.5 acres of woodland, and beautifully maintained gardens that surround the home.



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

This highly sought-after location combines the best of village living with excellent connections to surrounding towns and cities. Aldridge village centre is just moments away, offering a range of everyday amenities, independent shops, cafés, and restaurants, while Sutton Coldfield provides further shopping, leisure, and dining opportunities. The property is also surrounded by beautiful greenbelt countryside, perfect for walking, riding, and outdoor pursuits.

The area is well regarded for its schooling, with an excellent choice of both state and independent options, including St Francis of Assisi, Hydesville Tower, and the highly regarded Queen Mary's Grammar Schools in Walsall.

Commuters are exceptionally well catered for, with direct access to the M6, M6 Toll, and A452, ensuring easy travel to Birmingham, Lichfield, and beyond. In addition, nearby train stations offer regular services into Birmingham and the wider rail network.

### Description of Property

Set within approximately 7.5 acres of private grounds, this unique family home offers a rare opportunity to acquire a residence brimming with charm, character, and versatile accommodation. Combining period features with extensive grounds that include a 2.3-acre paddock with modern stabling, 2.5 acres of enchanting private woodland, and formal gardens, the property presents a lifestyle as exceptional as its setting. Additional outbuildings, including a substantial brick-built store with annex potential, and a double and single garage, provide further scope for development (subject to consent).

From the very first step into the enclosed porch and welcoming reception area, the sense of character and grandeur is evident. The property boasts four elegant reception rooms, each with its own unique character. Features include original fireplaces, bow bay windows, herringbone parquet flooring, and ornate stained-glass double doors. A particularly striking reception room showcases exposed beams, a traditional brick fireplace housing a Clearview log-burner, and charming built-in seating. French doors open effortlessly onto the gardens, blending indoor and outdoor living.

The kitchen, fitted with a Rangemaster cooker featuring dual ovens, twin warming drawers, and an extractor fan. A Belfast sink, abundant cabinetry, and a secondary enclosed porch complete this practical yet characterful space. Additional Ground Floor Features include a ground floor bedroom and bathroom with a standalone clawfoot bathtub, providing excellent flexibility for modern family living.

The staircase rises to a spacious landing, giving access to three well-proportioned bedrooms.

The Principal Bedroom has an ensuite shower room. Then onto Bedrooms two and three both which are generous in size and overlooking the front aspect. A family bathroom and boiler room completes the first floor accommodation.

### Gardens and Grounds

The grounds are nothing short of remarkable. The formal gardens are complemented by a 2.3-acre paddock with power and water-equipped stabling, ideal for equestrian pursuits. Beyond lies a private 2.5-acre woodland, providing a haven of tranquillity and natural beauty.

\*The outbuildings adjacent to the property are not included in the let but are available by separate negotiation.

### Distances

Shenstone – 0.7 miles??

Lichfield – 4.1 miles??

Sutton Coldfield – 5.5 miles??

Birmingham – 12.6 miles??

Birmingham International Airport/NEC – 19.2 miles??

M6 – 9.6 miles??

M6 Toll – 14.3 miles??

A38 – 8.7 miles??

All distances are approximate.

### Directions from Aston Knowles

Take A5127, A454 and Little Aston Rd to Knights Hill, Head south-east on High St/A5127 towards Coleshill St, Continue straight onto Coleshill St, Turn right to stay on Coleshill St, Turn right at the 1st cross street onto High St/A5127, At the roundabout, continue straight onto Four Oaks Rd/A454, At the roundabout, take the 1st exit onto Little Aston Rd, At the roundabout, take the 2nd exit, Continue onto Little Aston Rd/A454, Turn left onto Erdington Rd, Turn right onto Knights Hill. Carry on through Knights Hill Road towards the junction of Knights Hill Road and Barr common Road, Turn left on to Barr common Road.

### Terms

Tenure: Freehold??

Local Authority: Walsall District Council??

Council Tax Band: G?

Average area Broadband speed: 500 Mbs full fibre available

### Services

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





### Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price.

### Viewings

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

### Disclaimer

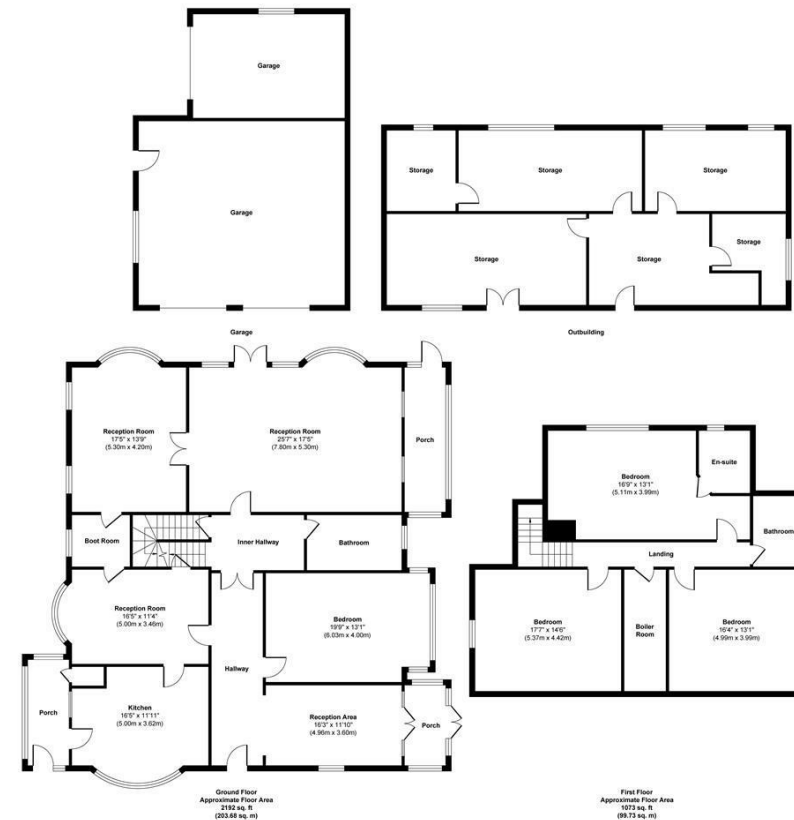
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??Photographs taken: September 2025??  
Particulars prepared: September 2025

### 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.

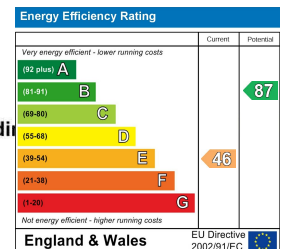
### Barr Common Road



**Approx. Gross Internal Floor Area 3265 sq. ft / 303.41 sq. m (Excluding Garage/Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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

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