



Swallowfield House

10, Ellsmore Meadow, Aldridge, WS9 0PR



Sutton Coldfield
Fine Residential

Swallowfield House

10 Ellsmore Meadow, Aldridge, WS9 0PR



A superbly presented elegantly proportioned modern luxury family residence appointed to the highest standards and occupying a delightful semi-rural location in this exclusive gated development.

This magnificent family residence occupies an outstanding location set well back from Chester Road between Aldridge and Little Aston. All amenities are accessible including comprehensive shopping facilities at Mere Green, Sutton Coldfield and Aldridge, schools for all ages and a wide range of recreational facilities.

Built by Cameron Homes, the property forms part of a small gated development of just 14 luxury homes set on generous plots adjacent to open farmland.

Most attractive in appearance with a classic double fronted elevation, the property stands well back behind a lawned foregarden with wide road frontage. The superbly presented family accommodation incorporates an impressive specification which has been upgraded by the current owner and briefly comprises:

Covered Porch Entrance.

Ground Floor with underfloor heating.

Reception Hall with ceramic floor tiling.

Cloaks Cupboard.

Guest Cloakroom with wall mounted washbasin and drawer wc and ceramic wall and floor tiling.





Lounge approached through double doors. Marble fireplace with log burner and windows either side. Ceramic floor tiling and square bay window overlooking the front gardens.

Dining Room approached through part glazed double doors. Limestone fireplace, ceramic floor tiling and square bay window overlooking the front garden.

Study with ceramic floor tiling and window to side.

Breakfast/Kitchen with Dining Area, Family Area and Garden Room. Approached through part glazed double doors, spanning the full width of the property and overlooking the rear gardens. An extensive range of SieMatic units, integrated Neff appliances and quartz worksurfaces and upstands. Inset stainless steel sink with Quooker tap, floor cupboards and drawers, wall units, built in oven with warming drawer below, combination oven/microwave and freezer to side. Built in dishwasher, 2nd built in oven with warming drawer below, coffee machine above and fridge to side. Large Island unit with inset induction hob and inset extractor fan above, wine fridge, cupboards and drawers below and breakfast bar. Ceramic floor tiling and French doors to the patio.

Dining Area with ceramic floor tiling and French doors to the patio.

Family Area/Garden Room with ceramic floor tiling and full width glazed bay with bifold doors to the patio.

Lobby with ceramic floor tiling and range of built in cupboards.

A/V cupboard.

Gym with large lantern light, thermal panel heater and French doors to the garden.

Laundry Area to rear with inset sink and cupboards, quartz worksurface and upstands, wall units, concealed gas boiler, plumbing for washing machine and door to front.
NB. There is no underfloor heating to the gym or laundry area.





First Floor Annexe Accommodation accessed via a connecting door and lobby from the gym.

Living Room/Bedroom and Kitchen Area with fitted wardrobe and two dormer windows to front.

Kitchen Area with quartz worksurface, inset stainless steel sink and Quooker tap, integrated fridge and dishwasher, built in oven and inset hob. Floor cupboards and drawers, breakfast bar and ceramic floor tiling.

Shower Room with wide shower encloser and rain head wall mounted wash basin and wc. Ceramic wall and floor tiling.

On The First Floor.

Impressive Gallery Landing with central lightwell.
Double Door Airing Cupboard with pressurised water cylinder.

Bedroom One with range of built in mirror fronted wardrobes and window overlooking the rear gardens.

En Suite Bathroom. Oval freestanding bath with mixer tap and hand shower, twin wall mounted wash basins with drawers below and illuminated mirror above. Wide walk in shower with rain head and wc. Ceramic wall and floor tiling.

Bedroom Two with range of built in mirror fronted wardrobes and window to front.

En Suite Shower Room. Wide walk in shower with rain head, wall mounted washbasin with illuminated mirror above and wc. Ceramic wall and floor tiling.

Bedroom Three (currently used as a dressing room) with extensive range of fitted furniture including central island unit with seat and drawers, dressing table, further range of drawers, shelving, hanging rails and wall mirrors and window to front.

Bedroom Four with range of mirror fronted wardrobes and two windows overlooking the rear gardens.

En Suite Shower Room. Wide shower enclosure with rain head, wall mounted washbasin with illuminated mirror above and wc. Ceramic wall and floor tiling.

Bedroom Five with window overlooking the front.

Main Bathroom/wc. Bath, twin wall mounted washbasins with drawers below and illuminated mirror above and wc. Wide shower enclosure with rain head and ceramic wall and floor tiling.

Outside.

Garaging for Three Cars.

Double Garage with electrically operated door, light, power and door to:

Single Garage with electrically operated door, light, power and sauna. Door at rear leading to Lobby.

Side Entrance with double gates.

Landscaped Rear Gardens.

Stainless Steel Pergola with neon lighting and heater. Granite worksurface with inset barbeque and storage cupboards below.

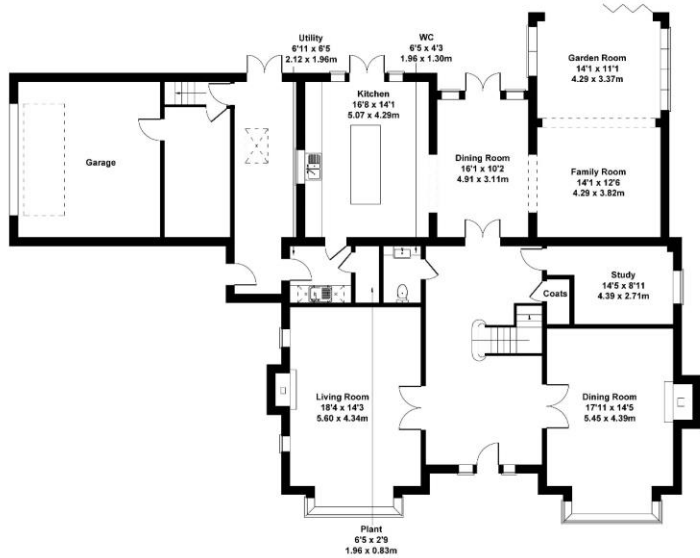
Wide Paved Patio with water feature, block paved pathway with Koi Carp pool and waterfall, raised beds, lighting, lawns, borders and a variety of mature shrubs and bushes.



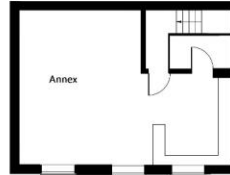


Swallowfield House, 10, Ellsmore Meadow, Ws9 0PR

Approximate Gross Internal Area
3821 sq ft - 355 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: sales@quantrills.co.uk

www.quantrills.co.uk



Sutton Coldfield
Fine Residential