



Roman Court, Roman Road, Sutton Coldfield

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# Roman Court, Roman Road

## Sutton Coldfield **B74 3AA**

Sutton Park 0.5 miles, Little Aston Golf Club 0.4 miles, Mere Green 1.8 miles, Butlers Lane Railway Station 1.6 miles, Four Oaks Railway Station 2.3 miles, Sutton Coldfield 2.7 miles, Lichfield 7.5 miles, Birmingham City 8 miles (all distances are approximate)

A substantial tudor-style executive family home with superb leisure facilities on the sought-after Roman Road within the exclusive Little Aston Park Estate.



**Guide price:** £2,750,000

**Tenure:** Freehold

**Local authority:** Lichfield District Council

**Council tax band:** H

## Location

Burnett Road is within walking distance and offers a range of restaurants, bars and a Co-op. Nearby Mere Green has a Sainsbury's supermarket and there is a fabulous selection of eateries and bars.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

There are several train stations close by including Butlers Lane and Four Oaks providing access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 15 minutes, and to New Street Station in Birmingham.

Sutton Park can be accessed from Streetly Gate and is a mere 10 minute walk away, offering great scope for walking, golf and a variety of outdoor pursuits.

Little Aston is well placed for access to regional centres and the motorway network.





Kitchen/breakfast room



Kitchen/breakfast room

## Roman Court

Approached directly from Roman Road the electrically operated gates open to a substantial block paved driveway providing parking for multiple vehicles and access to the two garages. Mature planted borders provide privacy and a lovely green outlook.

The front door sits within a large glazed storm porch and opens to the welcoming reception hallway. Doors radiate to the principal reception rooms with the family accommodation to the left and the sports/leisure wing to the right. There is also a useful guest cloakroom/WC.

The exceptional kitchen/breakfast room sits at the heart of this superb home and can be accessed from the reception hall, the sitting room and the family room. Fitted with a comprehensive range of sleek white high gloss cupboards with pale granite work surfaces over, there is ample work and storage space. A large central island houses the induction hob with a separate wok burner. There is a stylish, ceiling-mounted extractor overhead. The kitchen is fitted with a good range of integrated appliances.

The breakfast/dining area is a lovely, relaxing space for a meal whilst enjoying the superb garden views. Bi-fold doors open to invite the garden indoors, perfect for enjoying the warmer, sunnier months.

There is a separate utility room with ample space for larger appliances and additional storage. A door leads out to the garden.

The family room is the perfect location for relaxation after dinner in front of a movie. This room could equally be used as a formal dining room depending on need.





The exceptional kitchen/breakfast room with wonderful garden views.

The family room is the perfect location for relaxation after dinner in front of a movie. This room could equally be used as a formal dining room depending on need.

The large and sumptuous drawing room extends the width of the house. The fabulous feature inglenook fireplace with open fire draws the eye creating a superb focal point. A window overlooks the front aspect and French doors lead through to the garden room.

The accommodation flows through to the large billiards/games room and enjoys a dual aspect with views to the front and the lovely rear garden. The bar area makes this a perfect space for after-dinner games and relaxation. An open-tread staircase rises to a first floor room above. Currently used for storage this excellent space would be perfect as a dedicated home office, studio or hobby room.

The garden room/conservatory is a warm and inviting space allowing the glorious gardens to be enjoyed year-round. French doors open to the lovely sun terrace patio and create a wonderful outdoor flow to the kitchen/breakfast room and gym beyond.

The sitting room can be accessed from the reception hall and the kitchen. This light and bright space has a window overlooking the front and a large window looking through to the leisure complex.



Family room



Drawing room





Large and sumptuous drawing  
room





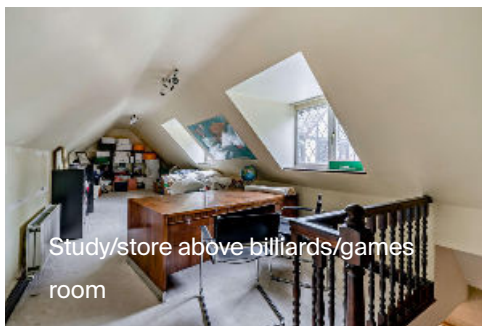
Billiards/games room



Garden room/conservatory



Bar area



Study/store above billiards/games room



Sitting room

Flowing and spacious accommodation.

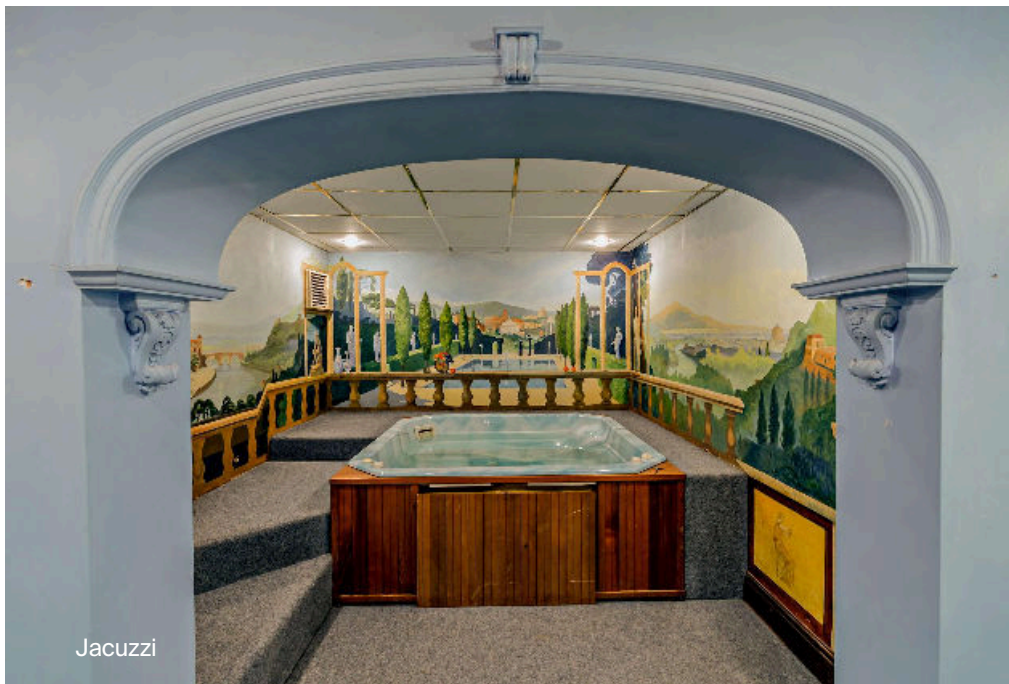




Swimming pool

The heated indoor swimming pool flows through to the jacuzzi with beautifully painted fresco walls. There is a well-appointed shower room for washing off after a swim or a gym session. The accommodation flows to the separate sauna and store room with a door through to the garage and another out to the patio and onward rear garden.

Two sets of French doors open to a second conservatory. From here two sets of French doors open to the patio and garden.



Jacuzzi



Gym





## Upstairs

From the reception hallway, a staircase rises to the large gallery landing area. With two large windows, the space is light and bright with ample space for a quiet sitting area. From here all five double bedrooms (three with en suites) can be accessed along with the family bathroom.

The lovely principal bedroom suite is flooded with natural light, two windows overlook the front aspect. There is a good size walk-in dressing area with a range of fitted wardrobes, cupboards and a vanity table under a third window overlooking the rear garden. The en suite bathroom is well-fitted with a corner bath and a separate corner walk-in shower.

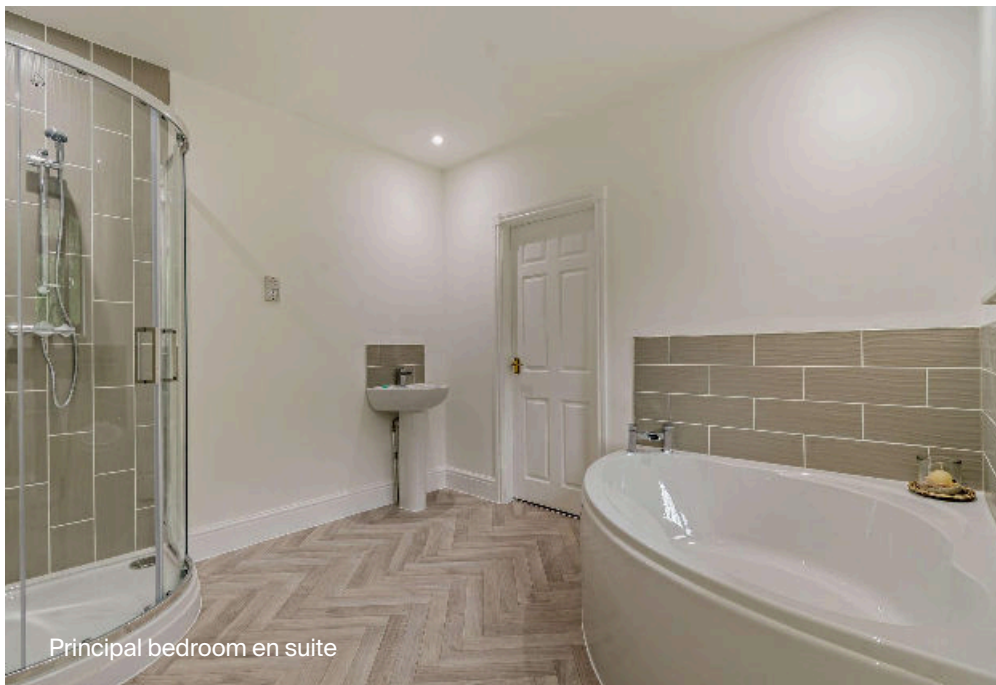
Bedroom two is large and sumptuous with a superb en suite bathroom beautifully appointed with a bath and separate walk-in corner shower.

Bedroom five sits next door to bedroom two and is currently used as a dressing room. Beautifully fitted with mirrored wardrobes there is ample storage and a window overlooking the rear garden.

Bedroom three is beautifully appointed with rear garden views. Fitted wardrobes provide ample storage space and the en suite shower room with a corner shower is well-appointed.

Bedroom four is fitted with a superb range of bedroom furniture and has the benefit of rear garden views. This room is serviced by the family bathroom.

The family bathroom is beautifully fitted. The lovely oval bath is perfect for relaxation before bed.







Bedroom two en suite



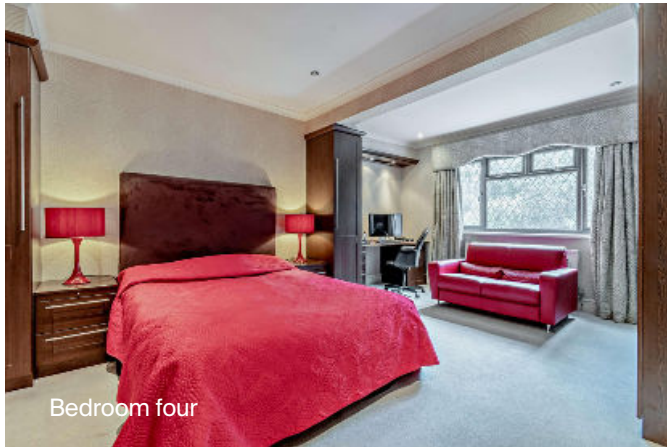
Bedroom two



Bedroom five/dressing room



Bedroom three



Bedroom four



Family bathroom





Large gallery landing.





The gardens are quite magical. Of a manageable size and with mature planted borders the garden is private and tranquil.

## Gardens

Well maintained, there is a superb patio terrace stretching the length of the house providing a lovely space for summertime BBQs.

The rooms to the rear of the house have French doors, inviting the garden inside is a perfect way to enjoy the sunnier months. There is an ample lawned area for games.

## Services

Mains water, gas and electricity are connected.













**Roman Road, Sutton Coldfield**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**

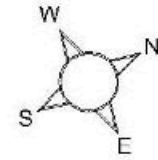
**Main House = 586sq.m (6,308sq.ft)**

**Garages = 74sq.m (793sq.ft)**

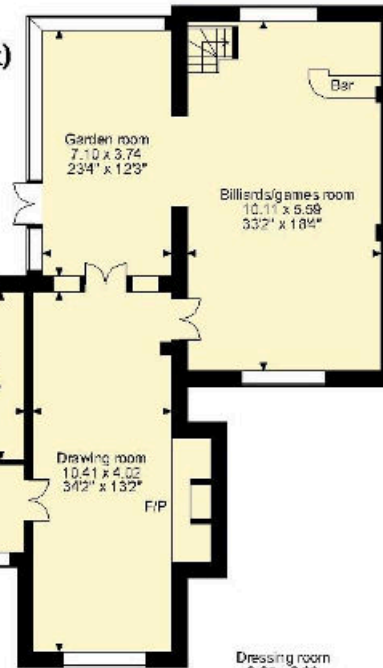
**Boiler Room = 3sq.m (29sq.ft)**

**Balcony external area = 6sq.m (61sq.ft)**

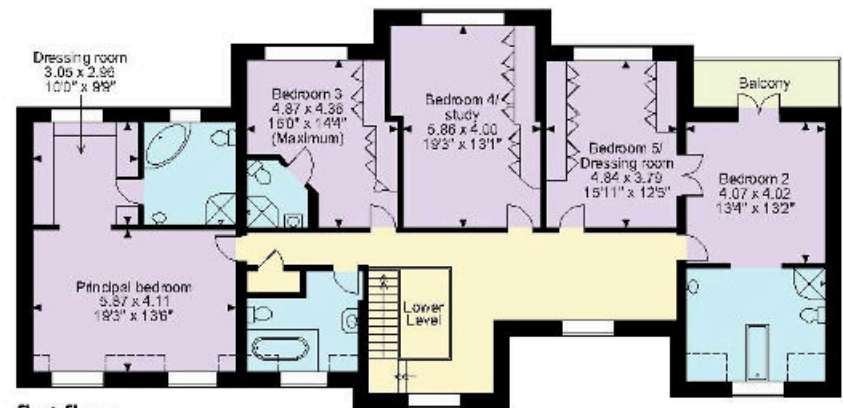
**Total = 662sq.m (7,130sq.ft)**



**ground floor**



**first floor above  
billiards room**



**first floor**

□ □ □ Denotes restricted head height



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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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