



6 ELLSMORE MEADOW, ALDRIDGE/LITTLE ASTON, WS9 0PR

OFFERS AROUND - £1,700,000

Set within an exclusive gated development, this impressive Freehold detached family residence was constructed by renowned developers Cameron Homes. Offering both security and sophistication complete with a security alarm and CCTV system the property of course enjoys gas central heating (under floor to ground floor) and PVC double glazing together with Photovoltaic—solar panels .

The property is presented to an exacting specification, featuring generously proportioned living accommodation finished with a refined, contemporary aesthetic. A welcoming hallway leads into a spacious lounge, centred around a striking log-burning stove, creating a cosy yet elegant environment ideal for relaxing or entertaining. A separate formal dining room provides the perfect setting for dinner parties and family meals, while the fitted study is thoughtfully designed with extensive fitted study furniture—ideal for home working in style.

The heart of the home is undoubtedly the stunning open-plan breakfast kitchen, beautifully appointed with a comprehensive range of integrated appliances and a large central island. This space flows seamlessly into a dining area, and light-filled family/day room, creating a relaxed and versatile hub for daily living. A guest cloakroom/WC and a separate utility room complete the well-planned ground floor.

The first floor continues to impress with five superb bedrooms. The master suite is particularly noteworthy, boasting a dressing room with fitted wardrobes and a luxurious en-suite bathroom. Bedrooms two and three also enjoy their own private en-suite facilities, whilst the remaining bedrooms are served by a stylish family bathroom.

Externally, the home sits on a generous plot with a private rear garden, thoughtfully landscaped to offer both privacy and leisure. A standout feature is the bespoke fitted bar, complete with a built-in BBQ, and a pizza oven—ideal for alfresco entertaining. Adjacent, a garden room currently serves as a home gym but offers flexibility for use as a garden office or studio, depending on the buyer's requirements.

Adding yet further versatility, the property includes a triple car garage with remote-controlled doors, over which you will find a fully self-contained games room/home office or hobby suite. This space includes its own fitted kitchen with breakfast area and an en-suite shower room, making it ideal for guests, teenagers, or those running a business from home.

Infrequently does a home of this calibre come to market which combines bespoke luxury, spacious design, and discreet exclusivity in such a central location. This exceptional property combines executive luxury with everyday practicality being ideal for a discerning, executive buyer seeking high-quality living, an outstanding specification, and flexible accommodation in a secure,



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



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This substantial, impressively presented detached family home is superbly positioned within an exclusive gated development on the Aldridge / Little Aston border. Approached from the roadway behind a communal electric gated entrance with intercom / gate release, the property enjoys a delightful position amongst similar calibre homes.

A multi-vehicular driveway flanked by lawned gardens with shrubs and bushes leads to the entrance, where access is gained via a multi-locking front door into a:

WELCOMING RECEPTION HALL: With marble-style tiled floor, cloak/storage cupboard.

GUEST CLOAKROOM/WC: Obscure double-glazed window to rear, wall-mounted wash hand basin, low flushing WC, marble-style tiled flooring.

ATTRACTIVE THROUGH-LOUNGE: 22'3" x 13'6" Tall double-glazed picture window to fore, further double-glazed window and double French doors to rear garden, feature log-burning stove set on a black granite hearth with inset log store.

STUDY / HOME OFFICE: 10'7" x 9'7" Obscure double-glazed window to rear, fitted wall and base units with multi-seating desk, Antico flooring.

DINING ROOM: 13'9" x 11'2" Tall double-glazed picture window to fore and side, marble-style tiled flooring, internal glazed panels and central door opening to:

OUTSTANDING FITTED DINING KITCHEN / FAMILY ROOM:
31'4" max x 11'3" min x 21'3" max x 13'10" min

FAMILY / SITTING AREA: Bi-fold doors to rear garden, additional French doors to patio, wide feature fireplace with recess for large TV over

FITTED BREAKFAST KITCHEN: Contemporary fitted wall and base units, integrated full-size fridge/freezer, twin ovens, steam oven, integrated microwave, granite-topped central island with inset gas hob, concealed extractor, inset sink, wine fridge and dishwasher. Coordinated base units and full-size breakfast bar.

DINING / BREAKFAST AREA: Two double-glazed windows to side, air conditioning unit, marble-style flooring throughout.

UTILITY ROOM: 7' x 5'4" : Part double-glazed door to side, fitted wall and base units, work surfaces, recesses for washing machine and dryer, marble-style flooring.

RETURN STAIRS TO FIRST FLOOR LANDING: Deep double-glazed window to fore, oak and glazed balustrades, double airing cupboard.

MASTER BEDROOM: 22'3" max / 15'3" min x 13'10" max / 6'9" min Double-glazed windows to side and rear, radiator, air conditioning unit.

DRESSING ROOM: 10' x 4' (measured to wardrobe doors) Three double fitted wardrobes with mirrored sliding doors.



TENURE: We have been informed by the vendor that the property is Freehold.
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





EN SUITE BATHROOM: Double-glazed windows to side and rear, white suite with bath, wall-hung wash hand basin, low flushing WC, wide walk-in shower with glazed screen, tiled walls and floor, chrome ladder-style radiator.

BEDROOM TWO: 15'4" max / 12'10" min x 13'10" Tall picture window to front, double and single fitted wardrobes, air conditioning unit.

EN-SUITE SHOWER ROOM: Double-glazed windows to front and side, white suite with enclosed shower, wall-hung basin, WC, tiled walls and floor, chrome radiator.

BEDROOM THREE: 13'6" max x 11'6" min x 9'9" max Tall picture window to front, additional side window.

EN-SUITE SHOWER ROOM: Double-glazed window, white suite, enclosed shower, wash hand basin, WC, tiled walls and floor, chrome radiator.

BEDROOM FOUR: 13'8" x 11'4" Double-glazed window to rear, radiator.

BEDROOM FIVE: 11'3" x 8'4" Double-glazed window to rear, radiator.

FAMILY BATHROOM: Double-glazed window to rear, white suite comprising bath, his and hers basins, low flushing WC, separate shower, tiled walls and floor, chrome ladder-style radiator.

TRIPLE CAR GARAGE: 28'2" x 20' Twin electric remote-controlled doors.

OVER-GARAGE ACCOMMODATION: Access via side stairwell leading to:

SPACIOUS GAMES ROOM / HOBBY ROOM: 17'10" x 17'7" Double-glazed windows to side, two room heaters.

FITTED KITCHEN: 10'8" x 10'1" Window to side, sink set into rolled edge worktops, peninsular breakfast bar, fitted base units, integrated oven.

EN SUITE SHOWER ROOM: Enclosed shower, wash hand basin, WC, tiled walls and floor, chrome radiator.

OUTSIDE: Generous rear garden with large patio area, lawned garden.

GARDEN BAR: Fitted bar area with integrated gas BBQ and pizza oven.

GARDEN ROOM / HOME GYM: 18'2" x 10'3" Bi-fold doors to LED-lit decking with glazed balustrade, internal mirrors, wood laminate flooring, power, lighting and room heater.

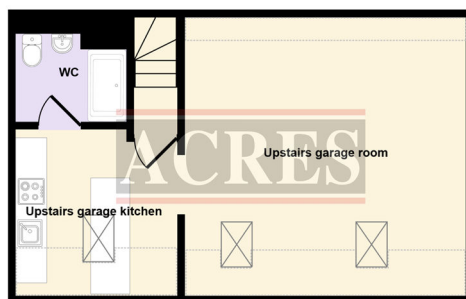
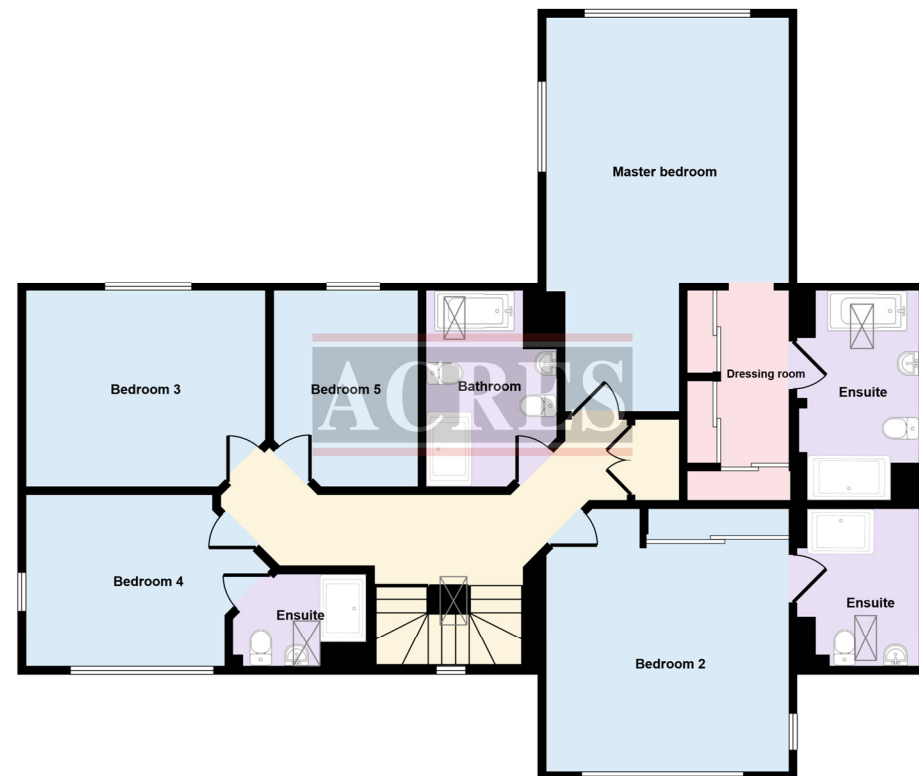
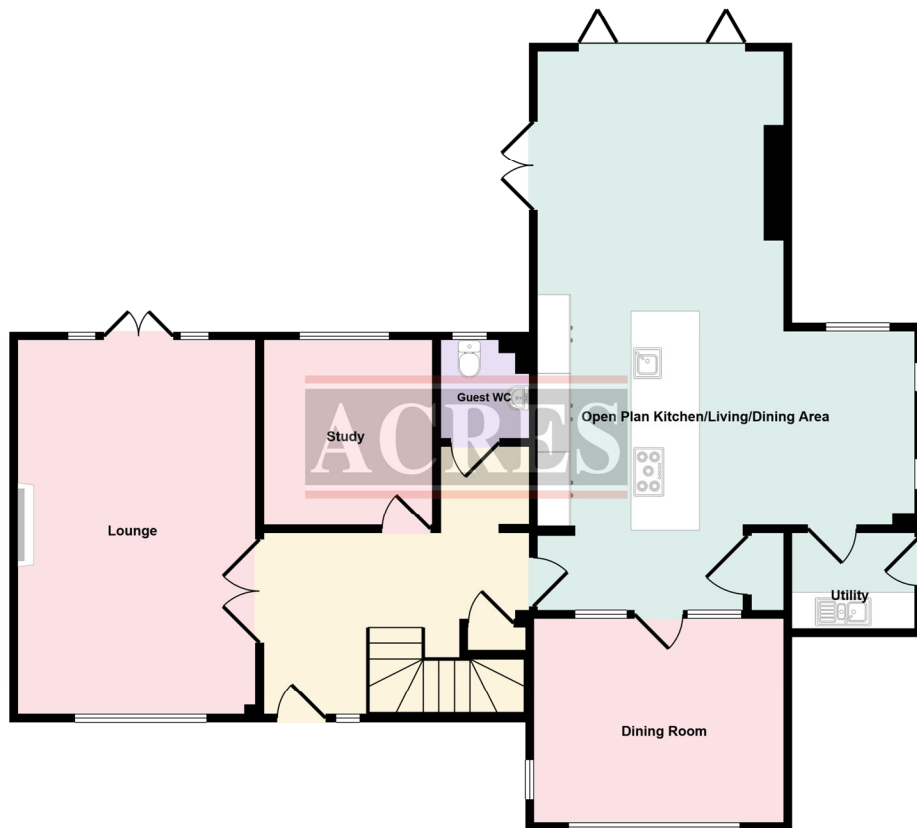
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	87 B	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



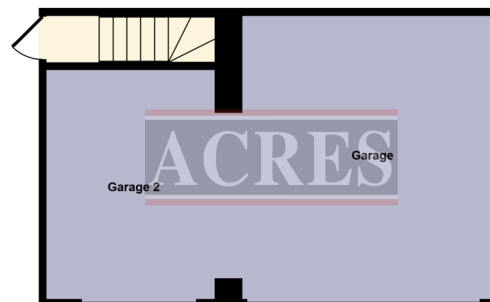
Council Tax Band: G



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Garage First Floor



Garage

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; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.