

MOSS LODGE BOURNE VALE
WALSALL
WS9 0SH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Set within a substantial plot of around 0.7 acres, Moss Lodge offers buyers a unique opportunity to create a bespoke home in one of Aldridge's most sought-after private settings. The existing accommodation comprises a main bungalow requiring full modernisation, a separate annex, and a caravan within the grounds. Together, these provide flexible but dated living arrangements, offering considerable scope for full renovation or complete redevelopment, subject to the necessary planning permissions.

The main residence comprises an entrance hall leading to a sitting room, kitchen, one double bedroom and a family bathroom.

The separate annex provides an entrance hall with storage, leading into an open-plan kitchen, dining and lounge area featuring a fireplace. There are also two bedrooms and a shower room, providing useful additional accommodation for guests, extended family or independent living.

Further accommodation is provided by a caravan situated within the grounds, offering additional flexible space and further enhancing the property's potential.

EPC Rating : D

Approximate total floor area: 1248 Sq. Ft or 115.9 Sq. Meters

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

Bourne Vale is a prestigious residential area combining a peaceful setting with easy access to local amenities. Aldridge village is nearby, offering shops, services and schools, while Sutton Coldfield, Lichfield and Birmingham are all within convenient reach. For commuters, the property is well placed for the M6, M5 and M42, with nearby rail services at Blake Street and Four Oaks providing direct routes into Birmingham New Street.

Grounds and Setting

The property is approached via a private gated driveway with a car port, leading to an expansive rear plot (within the greenbelt). The grounds extend to approximately 0.704 acres (0.28 hectares), offering a fantastic opportunity for landscaping, extension, or redevelopment (subject to planning).

Distances

Aldridge Village – 1.8 miles
Sutton Coldfield (Town Centre) – 4.7 miles
Birmingham (Colmore Row) - 11 miles
Lichfield - 10 miles
M6 Toll (T5) - 7 miles
M6 (T7) - 10 miles
M42 (J9) – 10.7 miles
Birmingham International - 20 miles
NEC – 20.3 miles

(Distances approximate)

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, slight left onto Streetly Lane/B4151, at the roundabout continue straight onto Hardwick Road take the road to its end where it meets with the Chester Road and continue straight over. Bourne Vale is located on the right hand side.

Terms

Tenure: Freehold

Local Authority: Walsall Borough Council

Council Tax Band: C (under Moss Lodge Farm entry)

Services

Mains water, gas, drainage and electricity are understood to be connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars together with fitted carpets are to be included in the sale price. All others are excluded.

Viewings

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

Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: August 2025

Particulars prepared: August 2025

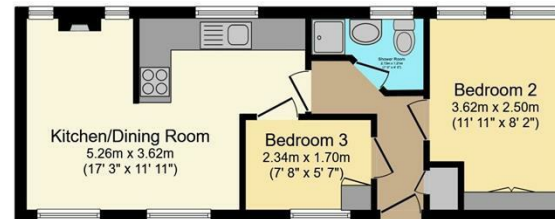
Buyer Identity Verification Fee

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.





Moss Lodge, Bourne Vale



Outbuilding

Floor area 36.6 sq.m. (993 sq.ft.)

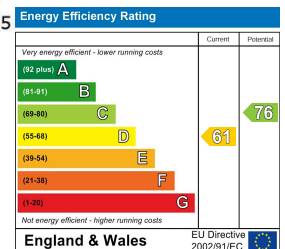


Ground Floor

Floor area 79.4 sq.m. (855 sq.ft.)

Total floor area: 115.9 sq.m. (1,248 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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