

3 THE HEADLANDS ROMAN ROAD  
SUTTON COLDFIELD  
B74 3AB

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A Charming, Character-Filled Home with Endless Potential

### Accommodation

#### Ground Floor:

Enclosed porch  
Entrance hall  
Dining room  
Snug with access to rear garden  
Hallway closet  
Guest WC and cloak closet  
Drawing room with sliding doors giving access to rear garden  
Kitchen/Breakfast area with integrated appliances and pantry  
Utility area  
Access hall to double garage  
WC  
Storage area  
Principal bedroom with ensuite shower room and built-in wardrobes and view of the rear garden  
Bedroom number two with ensuite shower and wash basin  
Staircase to first floor

#### First floor:

First floor landing  
Water tank storage closet  
Family Bathroom with separate shower  
Separate toilet  
Bedroom number three with built-in wardrobes and overlooking the frontage of the property  
Bedroom number four overlooking the rear garden

#### Gardens and Grounds:

Private Drive  
Bloc paved half circle in/out driveway  
Hedges, shrubs and evergreens for privacy and aesthetic  
Single garage with heating room having access to the rear garden  
Double garage  
Rear garden patio for entertaining and alfresco dining  
Garden lawn  
Mature trees for privacy and tranquillity

EPC rating: E

Approximate total floor area: 3467 Sq. Ft or 322 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

The property is situated on the prestigious Little Aston Park estate. This private estate comprises of immaculately presented substantial houses, which are enhanced by positive restrictive covenants, ensuring that there is a carefully controlled density of property layout. Little Aston Park is home to the highly regarded Little Aston Golf Club and some of the finest houses in the West Midlands.

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. In nearby Mere Green there are M&S, and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the Mulberry Walk. In Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, 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. Birmingham is about 10 miles, and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, and Arthur Terry School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

Nestled behind a bloc-paved in-and-out driveway and framed by mature hedges and evergreens, this much-loved family home offers space, and the opportunity to make it truly your own.

On the ground floor, an enclosed porch leads into an entrance hall. The accommodation flows beautifully, with a formal dining room to the front and snug which enjoys access to the rear garden—plus a generous drawing room with sliding doors opening to the patio, perfect for summer gatherings. The kitchen/breakfast area, complete with integrated appliances, pantry, and adjoining utility, offers ample space for busy family life. There's also a guest WC, cloak closet, practical storage, and direct access to the double garage. Two well-proportioned bedrooms are also found on this level, including the principal suite with garden views, built-in wardrobes, and ensuite shower room. The second bedroom benefits from its own ensuite facilities.

Upstairs, the landing opens to two further double bedrooms, both with pleasant outlooks, and a family bathroom with separate shower. A separate WC and storage closet complete

the first floor.

Outside, the gardens and grounds are a real highlight. The front approach offers privacy, while the rear garden enjoys a tranquil setting with mature trees, a manicured lawn, and a generous patio for dining. Additional features include a single garage with access to the rear and heating room, as well as a double garage.

A wonderful opportunity for those seeking space, privacy, and a home to make your own.

### Gardens and Grounds

Outside, the gardens and grounds are a real highlight. The front approach offers privacy, while the rear garden enjoys a tranquil setting with mature trees, a manicured lawn, and a generous patio for dining. Additional features include a single garage with access to the rear and heating room, as well as a double garage.

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### Distances

Sutton Coldfield 3.2 miles  
Birmingham 9.8 miles  
Lichfield 7.9 miles  
M6 Toll (T3) 7.9 miles  
Birmingham International/NEC 19.1 miles

(Distances approximate)

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### Directions from Aston Knowles

From Sutton Coldfield Town Centre take the A5127 towards Lichfield at Four Oaks roundabout take the second exit onto the A545 Walsall Road, fork left onto the B4151 Streetly Lane. At the roundabout, take the third exit onto Roman Lane continue on Roman Road and The Headlands is on the right-hand side.

### Terms

Tenure: Freehold

Local authority: Lichfield District Council 01543 308000

Tax band: H

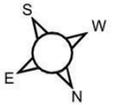
Average area Broadband speed: 67 Mbs

### Services

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



The Headlands, Roman Road, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 2917 Sq Ft/271 Sq M  
 Garages & Heating Room = 550 Sq Ft/51 Sq M  
 Total = 3467 Sq Ft/322 Sq M



### Fixtures and Fittings

Only those items mentioned in the particulars are to be included. All others are specifically excluded but may be available by separate arrangement.

### 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.



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		64	41
		EU Directive 2002/91/EC	

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