3 MILL GREEN GROVE
MILL GREEN
ALDRIDGE
WS9 0NA

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

A substantial five-bedroom detached family home occupying a sought-after semi-rural position in Little Aston. Offering over two floors of well-planned accommodation, the property features multiple reception rooms, an impressive open-plan living kitchen, three ensuite bedrooms, a family bathroom and a beautifully landscaped rear garden, ideal for both family life and entertaining.

Approximate total floor area: 4615 Sq. ft 428 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

Mill Green enjoys a highly sought-after semi-rural setting within Little Aston, offering an appealing balance of countryside surroundings and excellent day-to-day convenience. The property is ideally positioned within easy reach of Mere Green, Aldridge and Streetly village centres, each providing a range of local amenities, cafés and services. Well-regarded primary and secondary schools are close by, together with rail links from Blake Street providing regular services into Birmingham.

Sutton Park, one of Europe's largest urban parks, lies nearby and offers outstanding recreational opportunities including walking, cycling, golf and equestrian pursuits. Additional leisure facilities in the area include Little Aston Golf Club and Aston Wood Golf Club, while Little Aston Park provides an attractive open space for families.

The location is particularly well placed for commuters, with Birmingham city centre approximately 10 miles away. The M6 Toll (T5) is around 4 miles distant, providing swift access to the wider motorway network including the M6 and M42.

Mere Green offers a Sainsbury's and Marks & Spencer food hall, alongside a growing selection of popular restaurants, cafés and bars. Sutton Coldfield town centre further complements this with an extensive range of shopping and dining options, centred around the Gracechurch Shopping Centre.

Sutton Coldfield is also renowned for the quality of its schooling, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Prospective purchasers are advised to make their own enquiries with the local authority regarding current catchment areas.

Description of Property

Approached through secure electric gates into an exclusive private development, this substantial family home occupies a secluded position and enjoys an immediate sense of privacy and exclusivity. A generous block-paved driveway provides extensive parking and access to the double garage, whilst mature landscaping creates an attractive setting on arrival.

Ground Floor

Designed with modern family living and entertaining in mind, the ground floor offers an impressive balance of formal reception rooms and expansive open-plan living space. A welcoming reception hall provides access to the principal accommodation, setting the tone for the generous proportions found throughout the home.

The formal drawing room enjoys views over the front gardens and provides an elegant setting for entertaining, whilst the dining room is ideally positioned for both formal occasions and family gatherings. A separate study offers a practical work-from-home space, complemented by a guest WC and useful storage.

The true heart of the home is the exceptional open-plan kitchen, dining and family living area. Extending across the rear of the property, this impressive space has been designed for both everyday family life and large-scale entertaining. The kitchen centres around a substantial island with breakfast seating and integrated appliances, whilst extensive glazing, rooflights and bi-folding doors flood the space with natural light and create a seamless connection to the garden.

Adjoining the kitchen is a spacious family sitting area, providing a relaxed environment for everyday living, whilst a separate garden room/snug offers further versatility with direct access onto the terrace. Together, these interconnected spaces create a superb entertaining environment capable of accommodating both intimate family occasions and larger social gatherings with ease. A separate utility room provides practical day-to-day convenience.

A striking staircase rises to the first floor, where a spacious galleried landing forms an impressive focal point and enhances the feeling of space throughout the upper level.

First Floor

The bedroom accommodation is equally impressive, with five generously proportioned bedrooms arranged around the galleried landing. The principal suite enjoys attractive views over the rear gardens and neighbouring paddocks beyond and is complemented by a luxurious ensuite bathroom. Two further bedrooms benefit from their own ensuite shower rooms, whilst the remaining bedrooms are served by a well-appointed family bathroom. Excellent built-in storage throughout ensures the accommodation is both practical and well suited to modern family requirements.

Gardens & Grounds

The rear gardens provide an ideal extension of the living accommodation, offering a high degree of privacy and a wonderful setting for outdoor entertaining. A substantial paved terrace provides ample space for seating and dining areas, whilst the expansive lawn creates an excellent environment for families and outdoor recreation. Mature boundaries enhance the sense of seclusion, completing this impressive family home.

Distances

Sutton Coldfield town centre - 3.9 miles
Birmingham - 9.3 miles
Lichfield - 7.7 miles
Walsall - 5.8 miles
Birmingham International/NEC - 15.7 miles
M6 (J6) - 6.2 miles
M6 Toll - 13.7 miles

(Distances approximate)
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Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn right onto Mill Lane.

Terms

Tenure: Freehold
Local Authority: Walsall Council
Tax Band: G
Broadband Average Area Speed: 67 Mbps

Services
We understand that mains water and electricity are connected.

Fixtures and Fittings
Only those items mentioned in the sales particulars are to be included in the sale price. 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

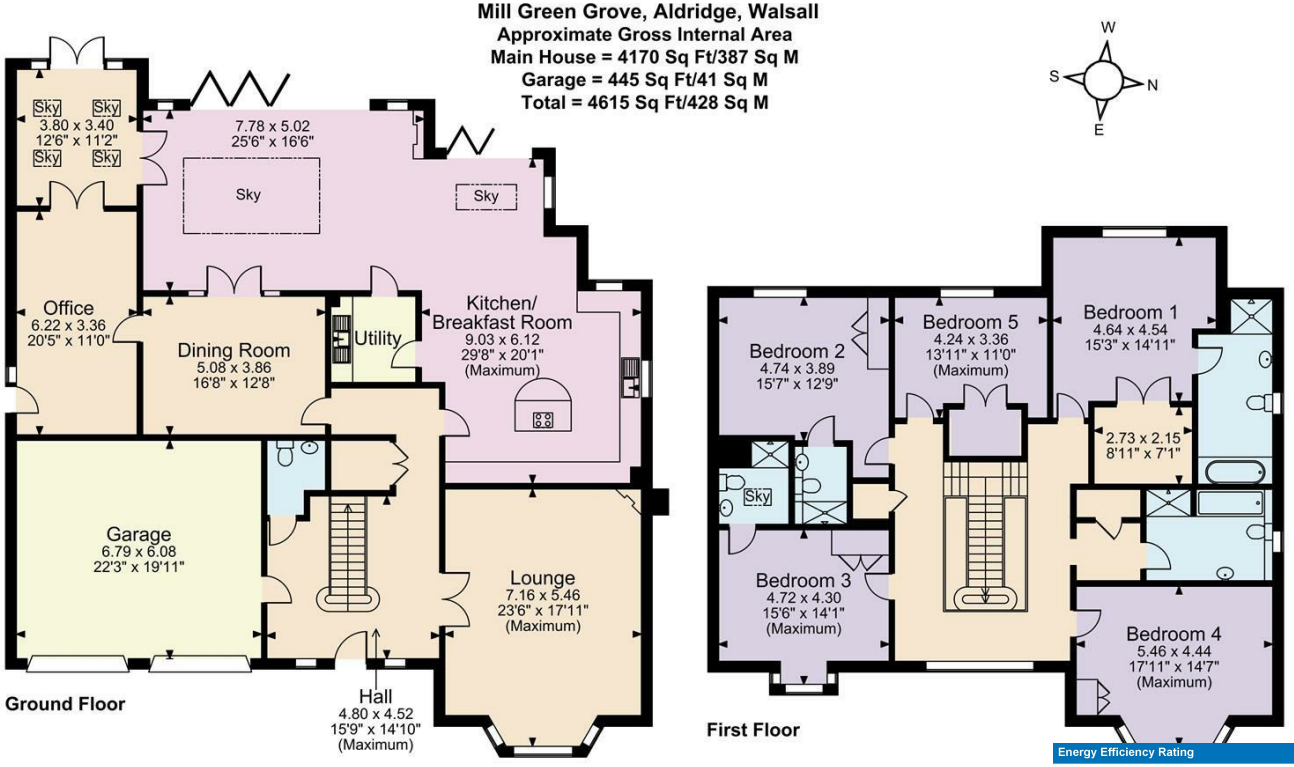
Disclaimer
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

Photographs taken: February 2026
Particulars prepared: February 2026

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.

ASTON KNOWLES

Mill Green Grove, Aldridge, Walsall
Approximate Gross Internal Area
Main House = 4170 Sq Ft/387 Sq M
Garage = 445 Sq Ft/41 Sq M
Total = 4615 Sq Ft/428 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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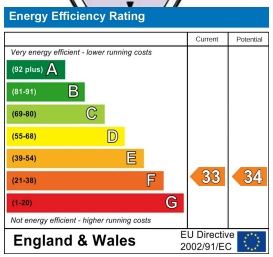

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