

**ACRES**  
*Collection*



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**1 ROMAN GRANGE, LITTLE ASTON PARK, B74 3GA**

## OFFERS OVER - £2,000,000

This exceptionally spacious, attractive, substantial detached family residence occupies a commanding position upon a gated driveway off Roman Road within the highly prestigious Little Aston Park, widely regarded as one of the most desirable residential addresses in North Birmingham. Set well back from the road the property stands upon a generous and deep plot, complemented by a sweeping driveway and an impressive expanse of frontage, immediately conveying a sense of status and exclusivity. The accommodation is entered via an impressive, reception hall, centred around a striking central staircase. From here, a guests cloakroom/wc is provided, together with a substantial main lounge with large garden room set off, a cosy snug, an elegant formal dining room, family/day room and a home office. The heart of the home is the generous fitted breakfast kitchen, featuring a central island, and dining area perfectly suited to entertaining, informal dining and everyday family life. Set off the kitchen you will find a garden room to the rear, along with a separate utility room.

To the first floor, a large part galleried landing provides access to five double bedrooms, each benefiting from its own contemporary en-suite bath or shower room fitted with stylish white suites. The principal bedroom suite is particularly impressive, enjoying a walk-in dressing room and a well appointed bathroom. Externally, the property continues to impress with a triple car garage, over which sits a versatile additional space ideal for use as a den or playroom. The rear garden is of generous proportions, offering a wonderful setting for both entertaining and family enjoyment. In summary, this is a remarkable executive style home, occupying one of the most prestigious locations in the region. An internal inspection is essential to fully appreciate the size, setting and calibre of accommodation on offer.

Approached via an electric gated driveway off Roman Road, the property has an exceptionally deep fore garden with mature shrubs, trees and lawn, together with a multi-vehicular block paved driveway. Access is gained via feature vestibule styled doorway opening to:

**Central Imposing Reception Hall** : Having a wide, easy-tread oak staircase with turned spindles rising to the first floor. The hall provides an impressive introduction to the property and gives access to the principal ground floor accommodation.



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**Imposing Lounge :** 23'0" x 22'10" Double glazed sash windows to front and side elevations, Minster style fireplace with heath and mantle and central recessed coal effect living flame gas fire, further double glazed windows and double French doors opening to the garden room.

**Family/Day Room :** 22'6" x 16'0" Double glazed windows to sides and rear with further double glazed double French doors opening to the patio and garden, complemented by a wide double glazed roof lantern providing excellent natural light.

**Snug :** 14'0" x 13'3" Two double glazed sash windows to front, coal effect living flame gas fire set on a marble hearth with matching recess.

**Study :** 14'0" x 13'3" Two double glazed sash windows to fore, ideal as a home office.

**Dining Room :** 17'7" max x 15'10" min x 13'8" Two double glazed sash windows to rear with central double glazed double French doors opening to the garden.

**Fitted Breakfast Kitchen :** 23'0" x 16'3" Double glazed sash windows to side and rear, large Belfast sink set into sweeping granite work surfaces, a comprehensive range of contemporary fitted units to base and wall level including integrated dishwasher, elevated stainless steel oven and space for an American style fridge/freezer, coordinating central island unit with stainless steel gas hob, space for breakfast table, tiled floor and double glazed double French doors opening to the garden/family room.

**Garden Room :** 22'4" x 15'7" Double glazed windows to side and rear, two sets of double glazed double French doors opening to the patio and garden, wide double glazed roof lantern.

**Utility Room :** 10'3" x 8'3" (max) / approx.: 9'0" : Double glazed sash window to fore, half double glazed door to side, single drainer sink unit set in rolled edge work surfaces, further fitted base units and recess for appliances.

**Guest Cloakroom / WC :** Fitted with a white low level wc and matching vanity wash hand basin with double base unit beneath.

**Stairs to Substantial Galleried Landing :** 24'6" max x 21'3" max / 12'0" min. Double glazed window to fore and airing cupboard.

**Master Bedroom :** 15'6" x 14'0" Double glazed window to rear, coal effect living flame gas fire set on a marble hearth with matching recess, opening through to a dressing area.



**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.





**Dressing Room** : 17'0" max x 7'3" Double glazed window to rear, fitted with a range of hanging rails, drawers and shoe racks.

**En-Suite Bathroom** 11'7" x 8'4" : Obscured double glazed window to side, matching well appointed white suite comprising bath set into a feature mirrored surround, vanity wash hand basin set into marble top with base unit beneath, bidet, low flushing wc, separate double shower cubicle, tiling to walls and floor and heated towel rail.

**Bedroom Two** : 23'0" max / 15'2" min x 16'0" max / 13'5" min x 6'5" into recess. Two double glazed sash windows to rear and two double built-in wardrobes.

**En-Suite Bathroom** : Obscured double glazed sash window to side, matching white suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc and separate shower cubicle.

**Bedroom Three** : 16'10" max / 14'6" min x 13'7" Two double glazed sash windows to rear and two double built-in wardrobes.

**En-Suite Bathroom** : Obscured double glazed sash window to side, matching white suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc and separate shower cubicle.

**Bedroom Four** : 15'3" max / 11'6" min x 13'3" Two double glazed windows to front with dressing table recess.

**En-Suite Shower Room** : Obscured double glazed window to side, matching white suite comprising enclosed shower cubicle, wash hand basin and low flushing wc.

**Bedroom Five** : 15'2" max / 11'6" min x 13'3" Two double glazed windows to front with dressing table recess.

**En-Suite Shower Room** : Obscured double glazed window to side, matching white suite comprising enclosed shower cubicle, wash hand basin and low flushing wc.

**Outside** : Side and rear patio areas opening onto a lawned rear garden with established shrubs and bushes.

**Triple Car Garage** : 28'0" x 20'4" max / 17'0" min Three electric up and over doors, two double glazed windows and door to side.

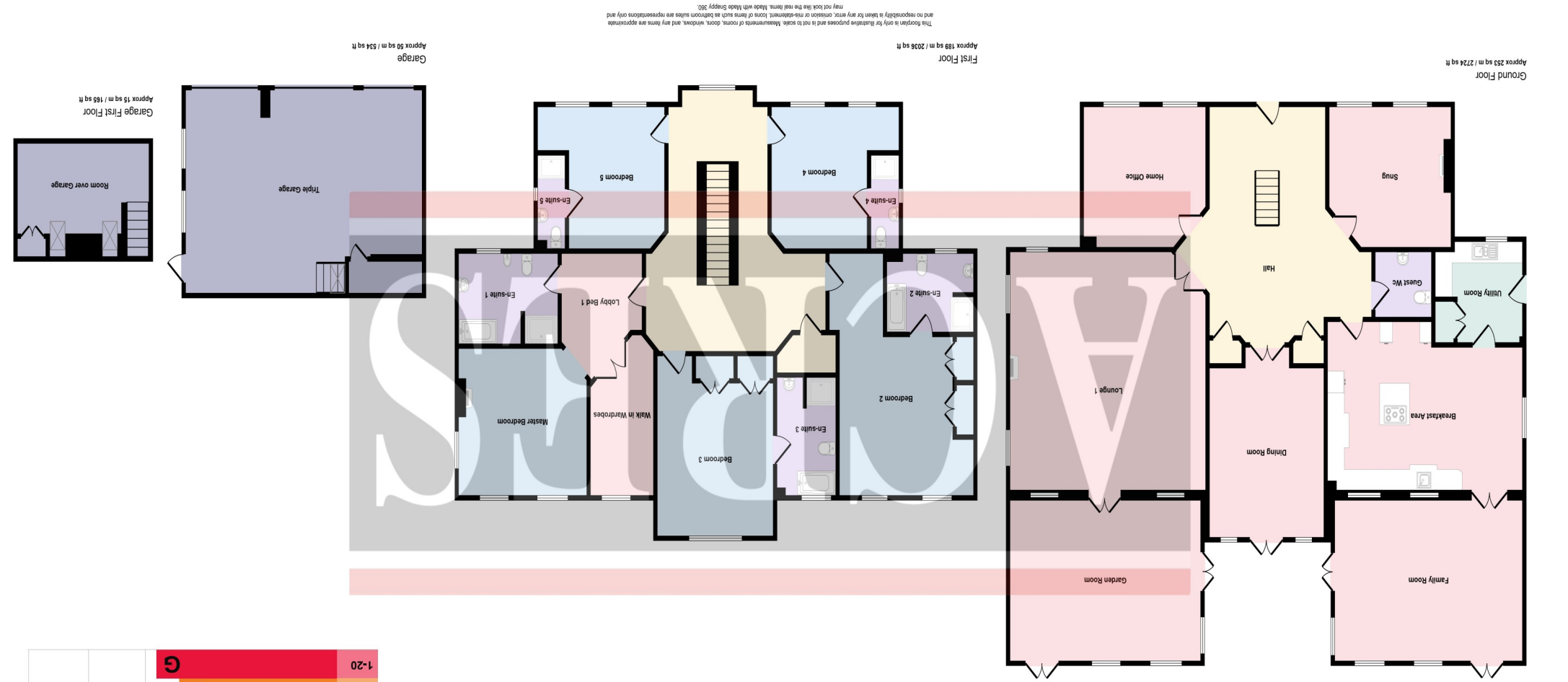




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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Hours of viewings such as bathroom suites are representatives only and may not look like the real thing. Please visit the property to view.

Approx Gross Internal Area  
507 sq m / 5459 sq ft

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

Potential	Current
75 C	70 C