

ACRES
Collection



THE WHEATLANDS, 170 LITTLE ASTON ROAD, ALDRIDGE, WS9 0NU

OFFERS AROUND - £1,200,000

Occupying an enviable position on the prestigious Little Aston Road, this substantial detached family home combines character, generous living space and modern family comfort, all set within beautifully maintained grounds of just over an acre. Enjoying a peaceful tree-lined setting with uninterrupted countryside views to the side and rear, the property offers exceptional privacy while remaining close to excellent local amenities, highly regarded schools and transport links. The accommodation includes a welcoming entrance hall, two elegant reception rooms, a versatile study/snug, and an impressive extended open-plan kitchen, dining and living area overlooking the gardens, complemented by a separate utility room.

The first floor provides four well-proportioned bedrooms, including a spacious principal suite with en-suite bathroom, alongside a stylish family bathroom. A standout feature is the second floor, where three generous loft rooms offer outstanding potential for additional bedrooms, living space or ancillary accommodation, subject to the necessary consents. Mature gardens and expansive grounds complete this exceptional home, creating a rare opportunity to enjoy a private semi-rural lifestyle in one of the area's most sought-after locations.

Set back from the roadway on a generous, picturesque plot, the property has a deep driveway and is well screened from the road. There is multi-vehicle, off road parking with central flower bed, additionally there are mature shrubs, bushes and trees. Access to the accommodation is gained via double doors opening to:

PORCH: Glazed windows to front, original quarry tiled flooring, glazed multi-locking front door opens to:

WELCOMING RECEPTION HALL: Double glazed French doors to rear, stairs off, radiator, (original tiled flooring under carpet), doors off to:

DAY ROOM: 14'6" x 12'11" Secondary glazed bay window to front, fitted shelving and alcoves, radiator.

FORMAL LOUNGE: 15'6" x 13'5" Secondary glazed bay window to front, two alcoves with fitted shelving, radiator.





BOOT ROOM: 8'1" x 5'6" With divide into:

GUESTS CLOAKROOM/WC: 5'6" x 4'7" Obscure secondary glazed window to side, radiator.

STUDY: 12'10" x 9'3" Glazed window to rear, panelling to walls, radiator.

CELLAR: Steps down separated into two sections being 13'5" x 4'11" and 13'2" x 12'11"

OPEN PLAN KITCHEN/DINER: Kitchen Area 13'11" x 13'4" & Dining Area 24'8" x 12' Glazed windows to side, double bowl sink/drain unit, set into granite box edged work surfaces, tiled splash backs, ceramic hob, decorative extractor canopy over, there is a range of fitted units to both base and wall level including drawers and storage units, inset oven/grill, space for American style fridge/freezer, plumbing and space for dishwasher, breakfast bar with co-ordinating granite work surface, tiled stone flooring, archway into dining area having two French doors to side, glazed window to side, tiled flooring with under floor heating.

UTILITY ROOM: 9'6" x 7'4" Under floor heating, Belfast sink set into box edged work surfaces, stable door to side, plumbing and space for washing machine, drying rack, space for dryer, leading into: **PANTRY:** 6'6" x 4'3"

STAIRS TO LANDING: Stained glass window with secondary glazing, doors to inner hallway, useful storage cupboard, radiator.

BEDROOM ONE: 16'8" x 11'9" Secondary glazed windows to each side, two double built-in wardrobes with overhead storage, two radiators. **Dressing Area:** 11' x 5'9" Steps to main bedroom.

EN-SUITE BATHROOM: 7'11" x 7'2" Obscure glazed window to side, white suite comprising bath with separate shower, tiled splash backs, mirrored feature wall, low level wc, wash hand basin, tiled splash backs, chrome ladder style radiator.

BEDROOM TWO: 13'4" x 12'11" Glazed windows to front and side, built-in storage cupboard, two radiators.

BEDROOM THREE: 13' x 12' Secondary glazed window to front, two alcoves with fitted shelving, radiator.



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.





BEDROOM FOUR: 11'1" x 9' Secondary glazed window to rear, two single built-in wardrobes with drawers, radiator.

BATHROOM: 7'10" x 6'11" Obscure glazed window to front, bath with overhead shower and glazed shower screen, his & hers wash hand basins with vanity unit below, additional storage to side, part tiled walls with shelving, radiator with cover.

GUESTS WC: Obscure glazed window to side, low level wc, wash hand basin, radiator.

STAIRS TO SECOND FLOOR LANDING: Door off with steps up to:

LOFT ROOM ONE: 12'2 max / 9'3" min x 10'10" Glazed window to side, wood flooring.

LOFT ROOM TWO: 18'10" x 5'9" Glazed window to side.

LOFT ROOM THREE: 14'8" x 7'5" (This versatile, generous space could be utilised as storage but could be converted into additional bedrooms/living accommodation subject to necessary planning permissions/consents)

COACH HOUSE: Separated into two sections being 12'11" x 9'10" & 23'1" x 12'11" Glazed windows to front, potential for home office/gym.

LARGE GARAGE: 33'5" x 11' Electric rolling garage door to front, glazed window to side.

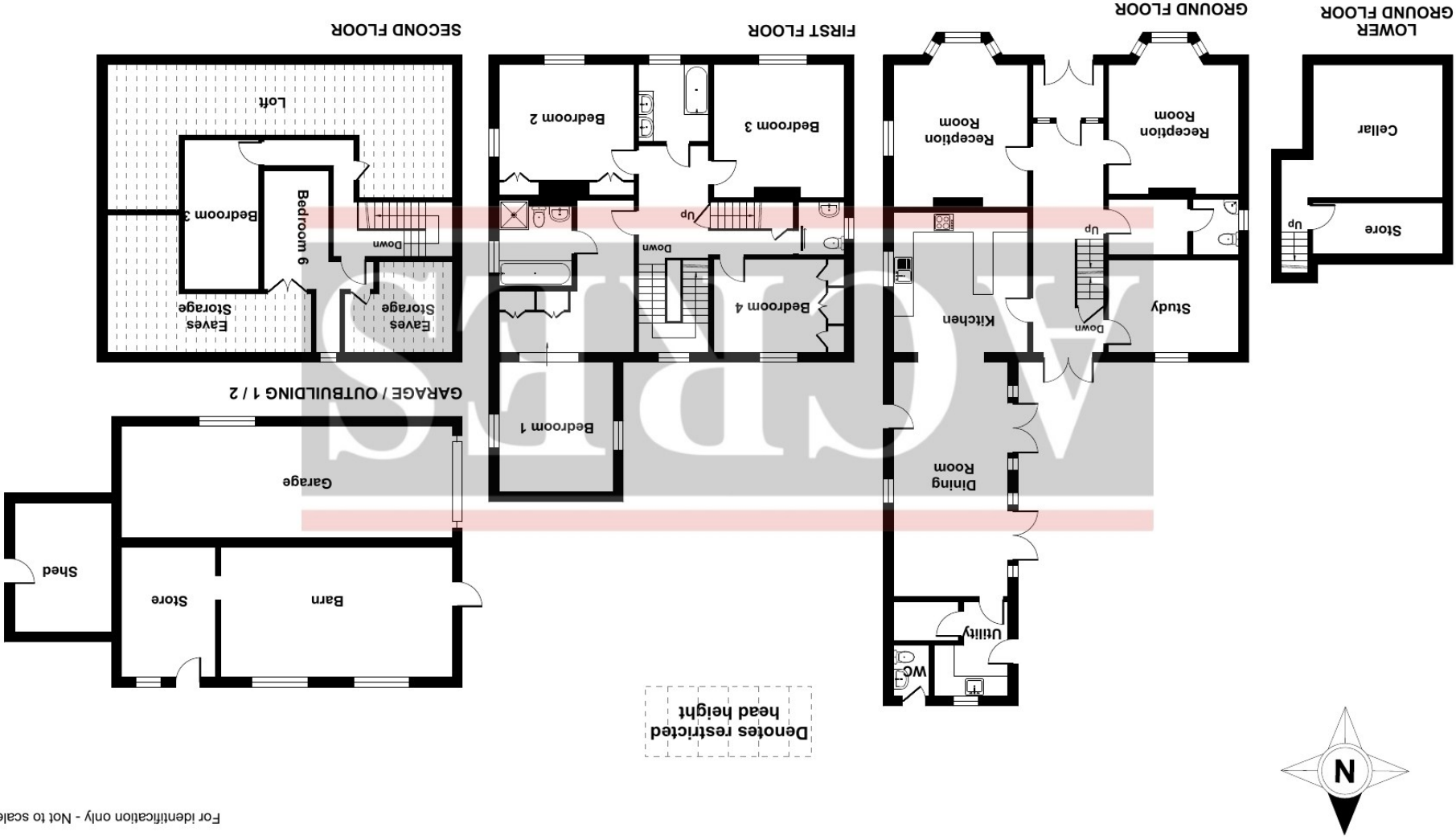
COURTYARD: Patio area with water feature, mature shrubs, bushes and trees

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Little Aston Road, Aldridge, Walsall, WS9

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Acres Estate Agent. REF: 1495729

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, 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.