

OAK GROVE ERDINGTON ROAD
ALDRIDGE
WALSALL
WS9 0RT


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exclusive private gated development of just three individually designed luxury homes, Oak Grove offers an exceptional collection of contemporary residences in the heart of Aldridge. Ranging from approximately 3,060 sq ft to 6,671 sq ft, each home has been thoughtfully crafted to combine striking architecture, generous family accommodation, high-quality finishes and advanced smart technology. With 5–6 bedrooms, beautifully appointed kitchens and bathrooms, landscaped gardens, double garages, EV charging and energy-efficient systems including air source heat pumps, underfloor heating, MVHR ventilation and triple glazing, Oak Grove represents a rare opportunity to secure a substantial new home within a secure and highly desirable setting, close to Aldridge village, excellent schools, Sutton Coldfield, Lichfield and Birmingham.



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

Oak Grove, a quiet and exclusive private cul-de-sac just off Erdington Road in Aldridge. This desirable setting offers the perfect blend of privacy and convenience, within easy reach of Aldridge village centre, Sutton Coldfield and the surrounding greenbelt countryside. The area is renowned for its good schooling options, including both state and independent schools such as St Francis of Assisi, Hydesville Tower and Queen Mary's Grammar Schools in Walsall. With direct access to commuter routes including the M6, M6 Toll and A452, Garden Lodge is well placed for travel to Birmingham, Lichfield and beyond, while nearby train stations provide regular services into the city. Local amenities, beautiful parkland and shops are all close by in the village of Aldridge, making this an exceptional place to call home.

Garden Lodge

Approx. 3,060 sq ft | 5 Bedrooms | 4 Bathrooms

Garden Lodge delivers refined family living across more than 3,000 sq. ft of beautifully appointed accommodation, combining sleek architectural detail with an outstanding specification. At its centre, a 10-metre open-plan kitchen, dining and living space flows directly onto a landscaped garden via full-width bi-fold doors — the perfect blend of indoor elegance and outdoor ease.

A ground-floor en-suite bedroom offers flexibility for guests, older relatives or anyone who needs single-level living, while upstairs offers four double bedrooms, including a principal suite with balcony, dressing area and spa-style en-suite.

With underfloor heating, triple glazing, integrated smart tech and clean architectural detailing throughout, Garden Lodge is a beautifully composed home that balances comfort with contemporary design.

Noble Lodge

Approx. 4,512 sq ft | 5 Bedrooms | 5 Bathrooms | Spice Kitchen

Noble Lodge is a home where bold architectural lines meet warm, natural textures. A dramatic open-plan kitchen and seamlessly paired with a fully equipped spice kitchen, dedicated spice kitchen set the stage for family and everyday living, wrapped in rich finishes and a refined layout.

Upstairs, the principal suite opens onto a private loggia — a covered outdoor retreat beneath a vaulted Canadian cedar ceiling, framing uninterrupted views across open fields.

Throughout the home, ambient lighting creates mood and warmth, while rich material touches and discreet built-in storage add finesse. A dual-sided Evonic fireplace anchors the

main living space, and smart systems — including MVHR, Panasonic air source heating, and a Bluetooth-controlled garage — deliver precision, comfort and style.

Hollycrest House

Approx. 6,671 sq ft | 6 Bedrooms | 6 Bathrooms | Leisure Suite | Cinema Room

Hollycrest House is the flagship residence of Oak Grove — a landmark residence where scale meets sophistication across three beautifully designed floors. With six bedrooms and a flowing layout created for both privacy and celebration, this is a home built for families who love to live and entertain well.

At its heart lies a vast open-plan kitchen, dining and snug area with bi-fold doors, premium appliances and dual fuel hobs and premium appliances — an everyday hub that transitions effortlessly from relaxed living to lively entertaining.

A dedicated cinema room and a private leisure suite with a swim spa and skylit wellness zone add to the home's all-season lifestyle appeal. A striking single-spine curved staircase links the ground and first floors, where generous en-suite bedrooms are thoughtfully arranged. On the top floor, the principal suite enjoys dual dressing rooms, a spa-style en-suite and a private balcony. One further bedroom also features a steam spa en-suite, offering an additional layer of indulgence.

Outside, manicured gardens, a porcelain patio, an integral garage and full smart home systems complete this exceptional package.

Distances from Oak Grove

- *Shenstone – 0.2 miles
- *Lichfield – 3.6 miles
- *Sutton Coldfield – 5.0 miles
- *Birmingham – 12.1 miles
- *Birmingham International Airport/NEC – 18.7 miles
- *M6 – 9.0 miles
- *M6 Toll – 13.8 miles
- *A38 – 8.2 miles

All distances are approximate.

Terms

Tenure: Freehold
Local Authority: Walsall District Council
Council Tax Band: F
Broadband: Average area speed approximately 516 Mbs

Services

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





Viewings

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

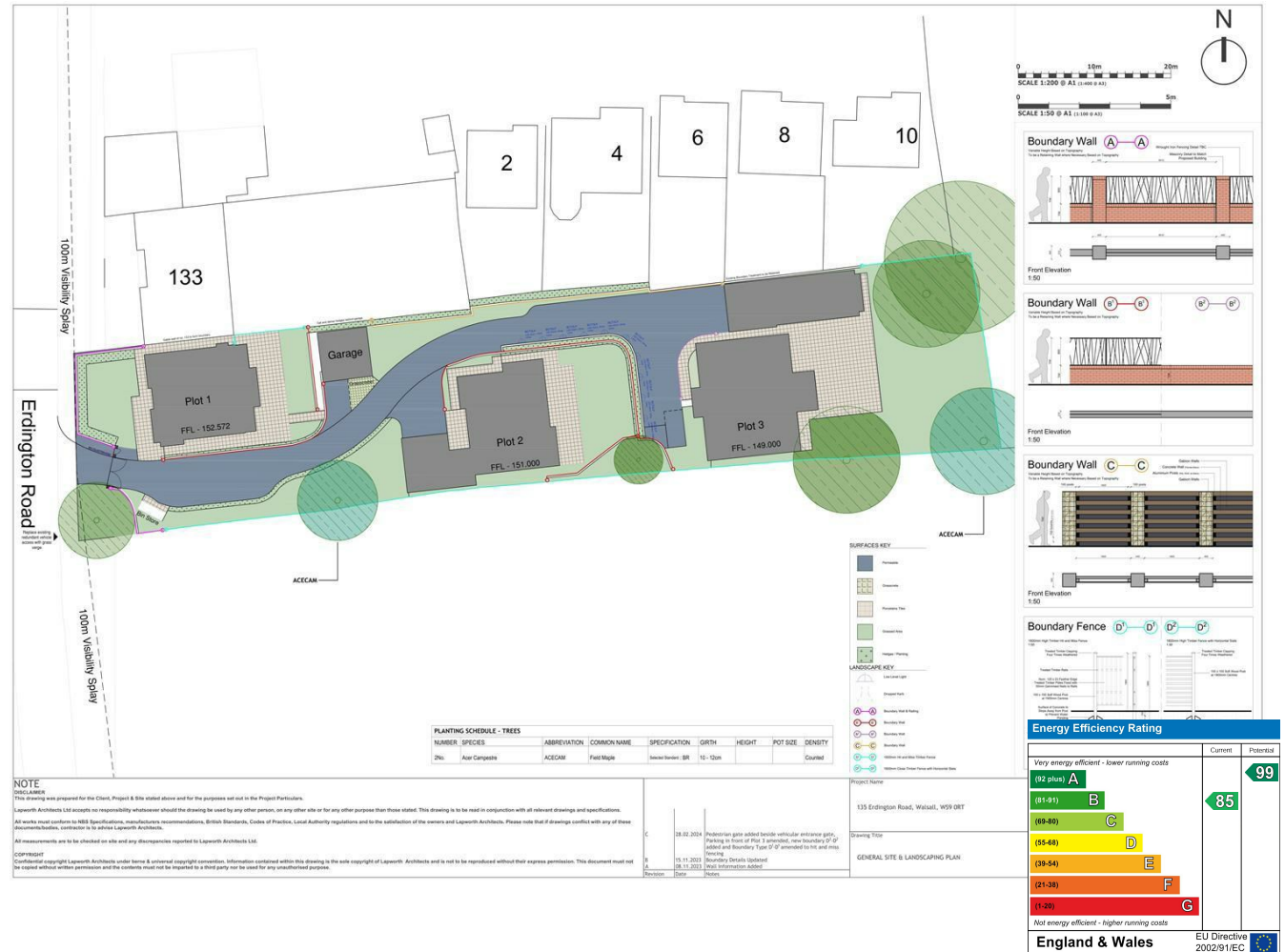
Disclaimer

Every care has been taken in the preparation of these particulars, but accuracy cannot be guaranteed. If there is any point of particular importance to you, we recommend seeking independent verification. These particulars do not form part of any contract. All measurements are approximate. Images are provided for illustrative purposes only and do not imply inclusion of any fixtures or fittings within the sale.

Photographs taken: June 2025
Particulars prepared: June 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.



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. 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.