THE OAK ALDRIDGE ROAD
WALSALL
WS4 2JP

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Situated in an idyllic position a short distance from the Arboretum and Calderfields Golf & Country Club, this detached family home is found in a communally gated environment and has accommodation to comprise of: reception hall, lounge, guest WC, open-plan kitchen/dining room, utility room, and a central staircase to the first floor. The first floor offers a spacious landing, a principal bedroom with en-suite shower room, three further bedrooms, and a family bathroom.
Externally, the property benefits from a striking frontage with premium vertical timber cladding and traditional brickwork, while the landscaped rear garden features a patio, Astroturf lawn, play area, and secure fenced boundaries, the garage has been fully transformed and currently being used as storage .

EPC Rating: B

Approximate total floor area: 1706 Sq. Ft or 159 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
Situated close to an idyllic position a short distance from the Arboretum and Calderfields Golf & Country Club, which offers excellent golfing, fishing, dining & hotel facilities. The property is conveniently situated for all amenities including Walsall town centre, which offers a fine array of shopping facilities and transport links together with a selection of primary and secondary schools including Queen Marys Grammar School and Hydesville Tower School. Great Barr Golf Course is nearby.

Description of Property
From the moment you step inside, this exceptional family home exudes contemporary elegance, combining sophisticated design with thoughtfully curated living spaces that effortlessly balance luxury and practicality.

The welcoming reception hall sets the tone for the accommodation, leading into a generously proportioned lounge where exquisite marble flooring flows beneath expansive windows, framing delightful views across both the front elevation and the beautifully landscaped rear gardens. A stylish guest cloakroom/WC adds convenience for visitors.

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and entertaining space. Designed with both everyday family life and entertaining in mind, the bespoke kitchen is centred around an impressive island with breakfast bar and inset hob, complemented by a contemporary extractor above. A comprehensive range of integrated appliances is seamlessly incorporated within immaculate white cabinetry, beautifully finished with brushed gold hardware to create a timeless, luxurious aesthetic. Porcelain flooring enhances the sense of refinement, whilst full-width bi-folding doors flood the space with natural light and provide a seamless connection to the rear garden. A separate utility room offers additional practicality, discreetly positioned to support the main living areas, whilst a substantial integral garage provides excellent storage and secure parking, with versatility for a workshop, home gym or future conversion, subject to the necessary consents.

A striking central staircase, featuring elegant timber balustrades with contemporary glass panels, rises to the impressive first-floor landing, enhancing the home's architectural appeal.

The first floor offers four beautifully appointed bedrooms, each thoughtfully designed to maximise comfort and natural light. The principal bedroom benefits from a luxurious en-suite shower room, while two further bedrooms are enhanced by bespoke fitted wardrobes and elegant clothing display cabinetry. Two bedrooms enjoy tranquil views over the landscaped rear garden, with the principal bedroom and an additional fitted bedroom overlooking the attractive front aspect. Completing the accommodation is a beautifully finished family shower room, appointed to an exceptional standard with high-quality contemporary fittings.

Externally, the property continues to impress. The striking front elevation showcases an exceptional fusion of modern architecture and natural warmth, with premium vertical timber cladding perfectly complemented by traditional brickwork to create a distinctive and sophisticated façade. the garage has been fully plastered, boarded, with laid flooring and currently being used as storage .

To the rear, the landscaped garden has been thoughtfully designed to offer an elegant, low-maintenance outdoor retreat. Carefully zoned for both relaxation and family enjoyment, it incorporates a harmonious blend of hard and soft landscaping, including contemporary paved terraces, raised planters and dedicated play areas. Enclosed by quality fencing, the garden offers an excellent degree of privacy and security, creating the perfect setting for outdoor entertaining or peaceful everyday living.

Distances
Walsall town centre: 5 miles
Sutton Coldfield town centre: 9 miles
Lichfield city centre: 10 miles
Birmingham city centre: 14 miles
Birmingham Airport/NEC: 19 miles
M6 Toll: 4 miles
(Distances approximate)

Directions from Aston Knowles
From Aston Knowles, proceed north along the A5127 (Lichfield Road) before turning left onto the A452 (Chester Road). Continue through Streetly, then bear right onto the A454 (Aldridge Road). Follow Aldridge Road for approximately 4½ miles, passing through Aldridge and continuing towards Walsall. The Oak will be found on the left-hand side, shortly after Calderfields Golf & Country Club.

Terms
Tenure: Freehold
Local authority: Walsall
Tax band: A
Average area broadband speed: 150 Mbps. 500 and 900 Mbs full fibre are also available

Services
We understand that mains water, drainage, electricity, and gas 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

Viewings are strictly being undertaken by prior appointment through Aston Knowles on 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.

- Particulars prepared June 2026
- Photographs taken July 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.

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The Oak, Aldridge Road Walsall, WS4 2JP

Approximate Gross Internal Area:
1706 Sq Ft / 159 Sq M

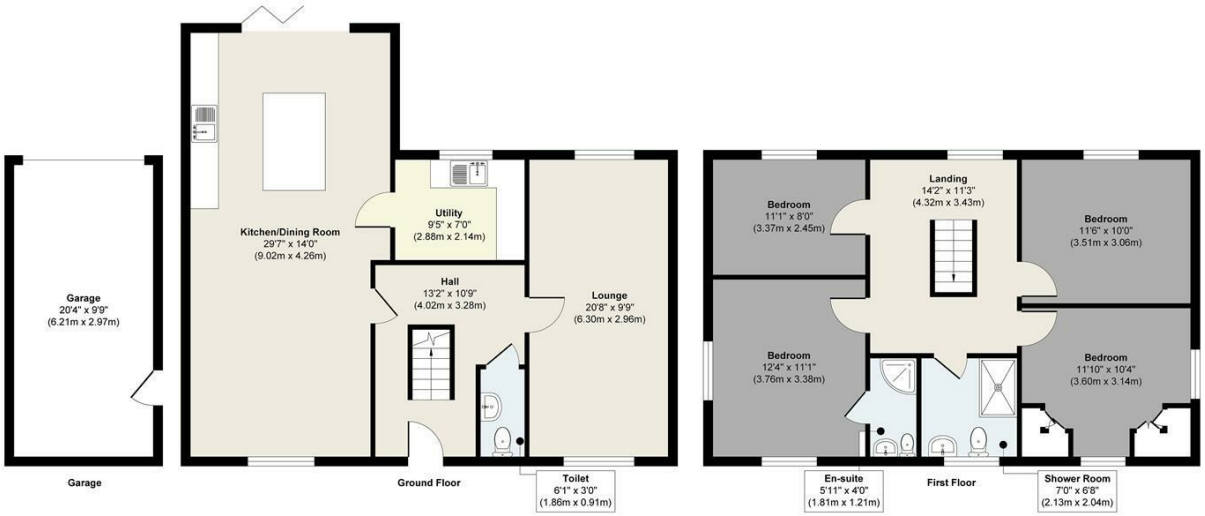
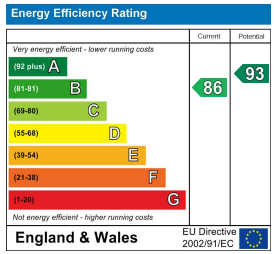


Illustration for identification purposes only, measurements are approximate, not to scale.



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