

AL-ANDALUS ENDWOOD DRIVE
SUTTON COLDFIELD
B74 3AJ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Accommodation

Ground floor:

Covered porch entrance
Grand reception hall
Study with access to garage
Guest WC and cloakroom
Utility room
Dining room
Sitting room
Open plan Kitchen and breakfast area
Second guest WC
Boiler room
Staircase to first floor

First floor:

First floor landing
Airing cupboard
Principal bedroom with built-in closets and ensuite bathroom with separate shower
Bedroom two with ensuite bathroom
Bedroom three with built-in closet
Bedroom four and bedroom five with built-in closets
Games room accessed from bedroom number five
Family Bathroom

Gardens and Grounds:

Secure gated sweeping driveway providing ample parking
Triple and double garages.
Laid to lawn area with mature trees hedges and shrubs
Rear Garden patio for alfresco dining and entertaining guests
Plant and flower beds
Summer house
Substantial external courtyard

EPC Rating: D

Approximate total floor area: 4,431Sq. Ft or 411.6 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

Al-Andalus is situated on Endwood Drive within Little Aston Park in Sutton Coldfield, near to Little Aston Golf Club. Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant, and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Day to day amenities can be found in Mere Green with local supermarkets M&S and Sainsbury's together with a fabulous range of eateries and coffee shops in the recently constructed Mulberry Walk. About 1 mile away is Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Rosemary Hill Road is within the catchment areas for the highly sought after Four Oaks Primary School and Arthur Terry Secondary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

Nestled within beautifully landscaped grounds approaching 0.93 acres, this stunning detached home offers a seamless blend of refined interiors, spacious and flexible accommodation, and superb outdoor living. Meticulously presented throughout, the property is an exceptional example of modern comfort married with timeless design, ideal for both family life and entertaining on a grand scale.

Upon arrival, the home makes an immediate impression, accessed via gated entry and a long, sweeping driveway that leads to generous parking and two garages. A charming enclosed porch sets the tone, opening into a magnificent reception hallway. Here, the eye is drawn to the grand staircase, an architectural centrepiece that adds drama and elegance to the entrance space.

Off the hallway, doors radiate into the principal reception rooms, all tastefully finished with a keen attention to detail. The formal drawing room exudes sophistication, featuring a contemporary log-effect fire as its focal point and French doors opening onto the west-facing courtyard—perfect for enjoying golden-hour light and outdoor entertaining.

The dining room is welcoming, also offering French doors that provide seamless access to the courtyard and flood the room with natural light, creating a wonderful setting for hosting dinner parties or special occasions.

At the heart of the home lies the open-plan kitchen and family room, recently refitted to a high contemporary standard. A stylish breakfast bar defines the kitchen space, while the adjacent family sitting area offers a relaxed atmosphere, enhanced by a feature wall with a stove-style fire and lovely views over the rear garden. Direct access to both the garden and courtyard makes this space particularly suited to everyday living and relaxed entertaining.

Conveniently located just off the kitchen is a spacious utility room, which in turn leads to a covered walkway—a practical addition offering sheltered access to the garage, especially useful during inclement weather. A generous study is also located here, with its own private entrance from the garage, providing an ideal home office or consulting space.

First Floor

Upstairs, the principal bedroom suite is a luxurious retreat, complete with bespoke fitted wardrobes and a well-appointed en suite bathroom featuring both bath and separate shower. A second bedroom also benefits from its own en suite, while three further bedrooms are served by a stylish shower room. A real highlight of the upper level is the spacious games room, accessed via bedroom five.

Gardens and Grounds

The grounds surrounding the property are as impressive as the interior. The landscaped plot wraps around the house, providing a variety of outdoor spaces to enjoy. To the front, mature trees and well-tended lawns offer a sense of privacy and grandeur. To the rear, a more secluded garden area boasts abundant planting, tranquil seating zones, and a charming summer house.

The substantial westerly-facing courtyard is a standout feature—offering a perfect sun-drenched setting for al fresco dining, family barbecues, or simply relaxing on warm summer evenings.

Distances

Sutton Coldfield town centre 2.8 miles
Birmingham City Centre 9.1 miles
Birmingham International/NEC 17.7 miles
Lichfield 7.0 miles
M6 (J7) 5 miles
M6 Toll (T3) 6.8 miles

(Distances are approximate)





Directions

From the office at 8 High Street, follow the A5127 towards Lichfield Road. Continue on Lichfield Road before turning left at the roundabout onto the A4026 towards Rosemary Hill Road. After about 0.7 miles turn right onto Endwood Drive.

Terms

Tenure: Freehold
Local Authority: Lichfield
Tax Band: H
Average Area Broadband Speed: 63 Mbps

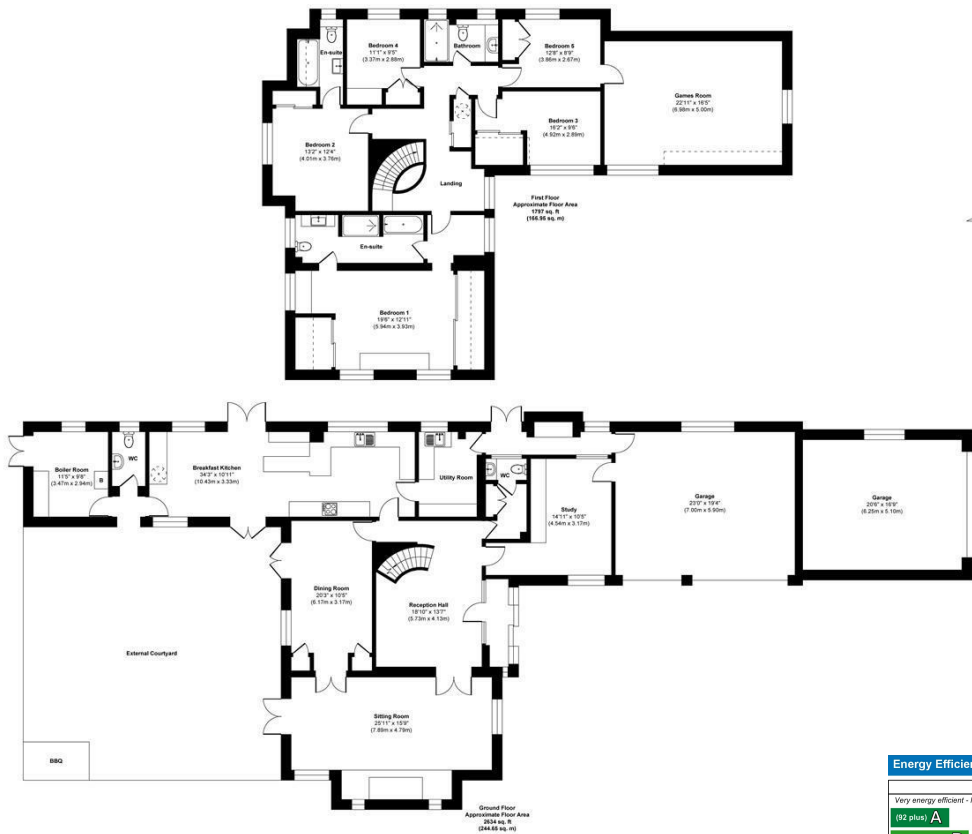
Viewings

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 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 lease.

Photographs taken July 2025
Particulars prepared July 2025



Approx. Gross Internal Floor Area 4431 sq. ft / 411.60 sq. m (Including Garage)

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

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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