

454 SUTTON ROAD
WALSALL
WS5 3AZ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

OPEN DAY 20TH OF JUNE 2pm-4pm

****EXTENDED FAMILY HOME OFFERING OVER 4200 SQ.FT OF ACCOMMODATION WHICH INCLUDES SAUNA, STEAM ROOM, GYM & CINEMA****

An opulent residence of distinction and modern elegance. Set behind secure electric gates and approached via a sweeping gravel driveway, it offers luxurious interiors, spa-style wellness features, and beautifully landscaped grounds.

The ground floor features an enclosed porch entrance leading into an open-plan kitchen and breakfast room, complemented by a study, dining room, and an elegant drawing room. For leisure and entertainment, the property offers a cinema room and a conservatory currently used as a gymnasium. Practical spaces include a utility room, WC, guest WC, and additional accommodation comprising bedroom four, bedroom five, a ground floor shower room, steam room, and sauna. Upstairs, the first floor is arranged around a gallery landing, giving access to the principal bedroom, two further bedrooms, and a family bathroom. The property is approached via secure electric gates with a gravel driveway, while the rear of the home enjoys a patio and lawned garden framed by mature trees and planting.

EPC Rating: D

Approximate total floor area: 4216 Sq. Ft or 392 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

The property enjoys a prime position along Sutton Road in one of Walsall's most desirable residential locations, conveniently placed between Sutton Coldfield and Walsall. The area combines excellent local amenities with superb transport links, making it ideal for both family life and commuting.

Nearby Aldridge also offers an attractive village centre with everyday shopping, schools, and leisure amenities. Sutton Coldfield town centre offers a comprehensive range of shops, cafés, and restaurants within the Gracechurch Shopping Centre. Mere Green provides further convenience with M&S, Sainsbury's, and the stylish Mulberry Walk development, home to a wide variety of restaurants, bars, and independent eateries.

For outdoor recreation, residents are spoilt for choice. Sutton Park, one of Europe's largest urban parks and a designated Site of Special Scientific Interest, offers over 2,400 acres of lakes, woodland, golf, and walking trails. In addition, Walsall Arboretum provides beautiful landscaped grounds and year-round activities, while Barr Beacon offers panoramic views across the Midlands.

Families are well served by a strong selection of local schooling, including highly regarded private options in Walsall such as Queen Mary's Grammar School, Mayfield Preparatory School, and Hydesville Tower School, together with a range of excellent state schools in the wider area.

The property is also exceptionally well connected, with the nearby M6 and M5 motorways offering easy access to Birmingham, the wider West Midlands, and beyond. Local rail links from Sutton Coldfield, Wylde Green, and Walsall stations provide direct services into Birmingham New Street and Lichfield, making this a highly accessible and desirable location.

Description of Property

An Opulent Residence of Distinction and Modern Elegance

Beyond the secure, electrically operated gates lies a masterpiece of modern living, nestled within manicured grounds of mature trees and thoughtfully arranged planting. A sweeping gravel driveway curves gracefully toward an attractive and commanding façade, setting the tone for the exceptional interiors within.

Step through impressive double doors into a grand entrance porch, a space designed to welcome with prestige and grace. From here, double doors lead to the heart of the home – a stunning open-plan Kitchen/Breakfast Room. Polished marble flooring underfoot complements bespoke kitchen furnishings and exquisite work surfaces, while a central island, featuring an inlaid cooktop with integrated extraction fan, serves as both a culinary stage and a stylish breakfast bar. Integrated high-end appliances, including a wine cooler, complete this chef's dream.

The home's impressive footprint offers an abundance of leisure and workspaces. A refined Study and an elegant Dining Room provide both function and form, while the spacious Drawing Room and bespoke media wall in the Lounge create a perfect blend of comfort and contemporary living. The bright Conservatory, currently configured as a Gymnasium, benefits from electric blinds, a projector with screen, and new flooring beneath the gym matting that can be easily reinstated for use as a living space if desired.

For entertainment, the dedicated Cinema Room is a true showpiece, featuring a starry-night ceiling, black glitter carpet, cinema lighting with dimming and multi-colour functions, and a handcrafted solid oak bar. Brand-new gym equipment and cinema seating are also available by negotiation, ensuring the home is as ready for wellness as it is for family nights in.

Wellness and indulgence are at the heart of the ground floor. A luxurious Steam Room with multi-function lighting, a traditional Sauna, and a beautifully appointed Ground Floor Shower Room create a spa-like retreat. Bedrooms Four and Five, both enjoying serene garden views, share access to this sanctuary, ideal for family members or privileged guests.

Completing the ground floor are both a Guest WC with skylight, a separate WC, and a well-appointed Utility Room for everyday convenience.

A central staircase with elegantly carved wooden banisters and sleek glass panes ascends to the first floor's spacious gallery landing, now enhanced with newly fitted solid wooden chevron

flooring. From here, the Principal Bedroom Suite impresses with bespoke built-in wardrobes and a stylish media wall. A private hallway leads to Bedroom Two, which boasts a large closet and garden views. Bedroom Three completes the upper-floor layout, perfectly complemented by a Family Bathroom of indulgent specification, including a Jacuzzi jet bath, rainfall shower with multi-function lighting, a bathroom television, and fitted hairdryer.

Gardens and Grounds

The rear garden is beautifully designed for both relaxation and entertaining. A generous porcelain-tiled terrace flows directly from the house, perfect for family gatherings, summer barbecues, or sophisticated soirées. Mature trees provide shade and character, while the level lawn offers an inviting space for children's play. Outdoor living is enhanced by character up-and-down lighting, external plug sockets to the drive and garden, and convenient outdoor taps. A large shed provides additional storage, while a recently renewed roof and CCTV system further complement the property's specification.

Throughout the home, Laura Ashley handmade blinds add an elegant finishing touch, balancing luxury with homely warmth.

This is not just a home – it is a lifestyle residence, where every detail has been considered and executed with impeccable taste and style. Perfectly suited for those who demand luxury, privacy, and timeless sophistication in equal measure, with the benefit of excellent local schooling in Aldridge, including Whetstone Fields Primary, St Mary's Primary, Cooper & Jordan Primary, Aldridge Secondary, and St Francis of Assisi.

Distances

- Sutton Coldfield town centre 5.5 miles
 - Birmingham 9.2 miles
 - Lichfield 10 miles
 - Birmingham International/NEC 16.3 miles
 - M6 (J6) 8.9 miles
- (Distances approximate)

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Directions from Aston Knowles

From the agents High Street office, head towards Four Oaks. At the roundabout at Four Oaks Station, continue straight onto Four Oaks Road. Take a slight left onto Streetly Lane and at the next roundabout take the first exit onto Thornhill Road. Turn right onto Foley Road East then at the roundabout take the second exit onto Beacon Hill. Take a sharp left onto Sutton Road.

Terms

Tenure: Freehold
Local authority: Walsall Council 01922 650000
Tax band: F
Average area Broadband speed: 500 Mbs

Services

We understand that mains drainage, water, & electricity 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

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

Disclaimer

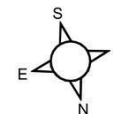
Important notice

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 price.

Photographs taken September 2025
Particulars prepared September 2025



Sutton Road, Walsall
 Approximate Gross Internal Area
 4216 Sq Ft/392 Sq M



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 position & size of doors, windows, appliances and other features are approximate only.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-101) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 71 |
| (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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