

ISHA LODGE ENDWOOD DRIVE  
SUTTON COLDFIELD  
B74 3AJ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A stunning recently renovated stylish detached family home situated on the corner of Endwood Drive & Roman Road.

Ground Floor: reception hallway, main drawing room, kitchen/utility room (unfinished), study, guest cloakroom, bedroom five with ensuite, indoor swimming pool area (unfinished), and sitting room/dining room.

First Floor: beautiful gallery landing, four large bedrooms all ensuite

Second Floor: a very large attic room with potential for being a gym, games room or entertainment area

Approximate gross internal floor area 886.5 sq metres (9542 sq feet). EPC Rating B



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

Isha Lodge is situated on Endwood Drive just off Rosemary Hill Road in the sought-after Little Aston area of 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 Sainsburys 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.

### Description Of Property

Occupying a secluded position on the sought after private Little Aston Park estate, the property is located on an automatic gated plot.

On the ground floor, an impressive reception hall with beautiful checked marble flooring has two grand curved staircases that lead up to the first floor landing, the perfect introduction to the palatial accommodation to follow.

The large drawing room offers a fantastic reception space where friends and family can be entertained, the area is flooded with light thanks to the bi fold doors and long windows to front and a stylish modern fireplace gives warmth to the room. A less formal but no less stunning sitting room to the rear provides a space where any family can relax in a more cosy and intimate environment.

Although unfinished currently, the owners have made a provision at the rear of the property for a pool/leisure complex which would provide an amazing addition to such a luxury home, its an opportunity for any buyer to add their own taste in the way of fixtures & fittings.

This option applies again to the kitchen space, the utility provides the main preparation space currently but upon viewing it is easy appreciated what a great space the kitchen could be.

A well appointed study is an exceptional space for any client that requires a quiet space to work from home.

A spacious ground floor bedroom with ensuite, garage and guest WC completes the ground floor accommodation.

On the first floor the grand staircases lead you onto the stunning gallery landing, complete with reading area, feature doors lead onto four beautiful bedroom suites, two of which have their own dressing spaces adding to the luxurious feel of the home.

The spacious attic room on the second floor currently houses a large storage space but could easily offer space for lifestyle choices such as game/media entertainment area or gym.

This is a must view property with so much potential!

### Garden and Grounds

Stunning mature trees and green lawns surround the property. There is a patio area that can be accessed from the drawing room, sitting room, and bedroom number five which provides outside space for al fresco dining during those warm summer months.

### 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)

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### 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. Isha Lodge is on the right-hand side.

### Services

We understand that mains water, drainage, electricity, and gas are connected.

### Terms

Tenure: Freehold  
Local Authorities: Lichfield  
Tax Band: H



