

3 MILL GREEN GROVE  
MILL GREEN  
ALDRIDGE  
WS9 0NA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A luxurious five-bedroom family home situated in a highly desirable semi-rural setting, designed for modern family living and entertaining.

This impressive five-bedroom home is set within a secure, gated private development, offering privacy, prestige, and generous parking via a large driveway and double garage.

The ground floor combines elegant formal spaces with expansive open-plan living. A bright reception hall leads to a formal drawing room, dining room, office, and a cosy snug with garden access. The heart of the home is a stunning open-plan kitchen and breakfast room with a central island, integrated appliances, and bi-fold doors opening onto the garden. An adjoining family sitting area, utility room, and guest WC complete the ground floor.

Upstairs, a striking galleried landing leads to five well-proportioned bedrooms. The luxurious principal suite enjoys garden views and a high-spec ensuite. Two further bedrooms have their own ensuites, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the enclosed rear garden features a large patio for outdoor entertaining and a spacious lawn, creating a seamless extension of the home's living space.

EPC Rating: TBC

Approximate total floor area: 4615 Sq. ft 428 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

Mill Green enjoys a highly sought-after semi-rural setting within Little Aston, offering an appealing balance of countryside surroundings and excellent day-to-day convenience. The property is ideally positioned within easy reach of Mere Green, Aldridge and Streety village centres, each providing a range of local amenities, cafés and services. Well-regarded primary and secondary schools are close by, together with rail links from Blake Street providing regular services into Birmingham.

Sutton Park, one of Europe's largest urban parks, lies nearby and offers outstanding recreational opportunities including walking, cycling, golf and equestrian pursuits. Additional leisure facilities in the area include Little Aston Golf Club and Aston Wood Golf Club, while Little Aston Park provides an attractive open space for families.

The location is particularly well placed for commuters, with Birmingham city centre approximately 10 miles away. The M6 Toll (T5) is around 4 miles distant, providing swift access to the wider motorway network including the M6 and M42.

Mere Green offers a Sainsbury's and Marks & Spencer food hall, alongside a growing selection of popular restaurants, cafés and bars. Sutton Coldfield town centre further complements this with an extensive range of shopping and dining options, centred around the Gracechurch Shopping Centre.

Sutton Coldfield is also renowned for the quality of its schooling, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highdare School. Prospective purchasers are advised to make their own enquiries with the local authority regarding current catchment areas.

## Description of Property

Approached via secure gated entrance into the private development, this impressive home immediately conveys a sense of privacy and prestige. A vast block paved driveway, framed by mature trees and manicured hedgerow borders, provides ample parking and leads to a double garage and the front entrance porch.

### Ground Floor

The welcoming reception hall, bathed in natural light from twin front-facing windows, offers an immediate sense of space and refinement. A cloak closet and beautifully appointed guest WC provide convenience for residents and visitors alike. The formal drawing room is a gracious setting for entertaining, centred around a striking corner fireplace and enhanced by elegant bow bay windows that overlook the front gardens. The dining room flows seamlessly through double doors into the expansive family living spaces, creating a wonderful balance between formal and informal entertaining. A thoughtfully positioned office, with its own side access, connects directly to the snug, a delightful room to sit and relax featuring four skylights and two side windows that flood the room with daylight. French doors open onto the rear patio, allowing for effortless indoor-outdoor living and serene garden views.

At the heart of the home lies a magnificent open-plan kitchen, breakfast room. Designed for both culinary excellence and social gatherings, it features a substantial central island with inset hob and breakfast bar seating, a full suite of integrated modern appliances, and a wine cooler. Skylights, three windows, and expansive bi-folding doors draw the outdoors in, creating a bright and inviting atmosphere. The adjoining family sitting area is equally impressive, showcasing a sleek glass-fronted electric fireplace and a dramatic lantern skylight overhead. Extensive bi-fold doors and additional windows frame the garden outlook, making this an exceptional space for year-round entertaining. A well-appointed utility room, accessible from both the kitchen and family sitting room, ensures practical convenience without compromising style.

A central staircase ascends to the first floor, where it cascades and splits elegantly at the landing, enhancing the architectural interest of the home.

The first floor is arranged around an impressive galleried landing, flooded with natural light and creating a wonderful sense of space and flow. This generous central area not only provides access to all five bedrooms but also offers flexibility for use as a reading area or study space, enhanced by elegant balustrading and refined ceiling detailing. The principal bedroom suite forms a calm and luxurious retreat, enjoying uninterrupted views over the rear gardens and horses' fields

beyond. The bedroom itself is beautifully proportioned, easily accommodating a super-king bed and additional furniture, with decorative coving and statement lighting adding to the sense of refinement. The adjoining ensuite bathroom is finished to a high standard, featuring both a bath and separate walk-in shower, contemporary sanitaryware, bespoke cabinetry and tasteful tiled finishes, creating a spa-like atmosphere. Bedroom two also benefits from rear-facing garden views and features a modern ensuite shower room together with built-in wardrobe storage, making it ideal for guests or older children. Bedroom three, positioned to the front of the property, is a bright and well-appointed double bedroom with a skylit ensuite shower room and integrated storage. Bedroom four is distinguished by attractive bow bay windows and fitted wardrobes, providing excellent natural light and a charming outlook, while bedroom five enjoys peaceful rear garden views and includes its own built-in closet.

A well-appointed family bathroom, together with an airing cupboard and additional storage, completes the first-floor accommodation, ensuring both practicality and comfort for modern family living.

### Gardens & Grounds

The exterior spaces are equally impressive. The rear garden is fully enclosed, offering privacy and security, with a beautifully block paved patio ideal for alfresco dining and entertaining. Dedicated sitting and dining areas create a natural extension of the interior living spaces, while a large lawn provides ample room for recreation and relaxation.

## Distances

Sutton Coldfield town centre - 3.9 miles

Birmingham - 9.3 miles

Lichfield - 7.7 miles

Walsall - 5.8 miles

Birmingham International/NEC - 15.7 miles

M6 (J6) - 6.2 miles

M6 Toll - 13.7 miles

(Distances approximate)

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## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn right onto Mill Lane.

## Terms

Tenure: Freehold

Local Authority: Walsall Council

Tax Band: G

Broadband Average Area Speed: 67 Mbps

## Services

We understand that mains water and 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 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 all of 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 cannot be inferred that any item shown is included in the sale.

Photographs taken: February 2026

Particulars prepared: February 2026

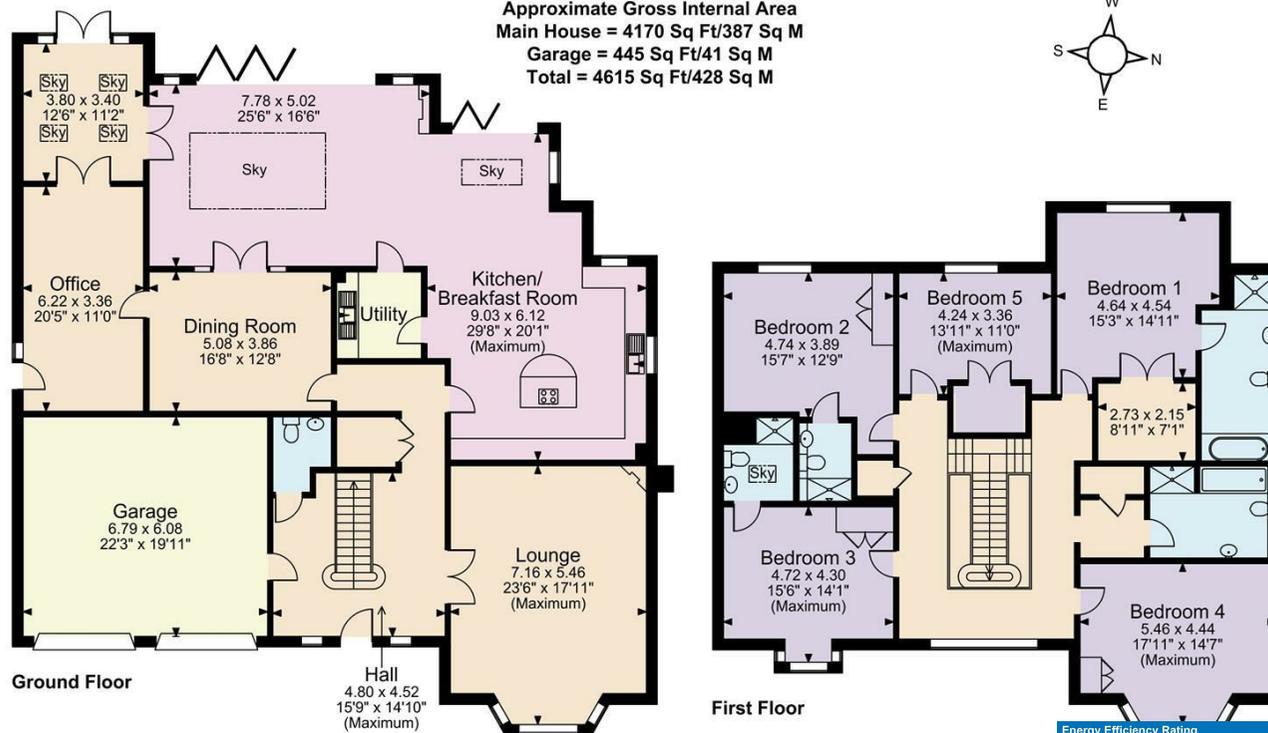
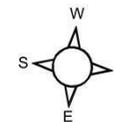




### Buyer Identity Verification Fee

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.

**Mill Green Grove, Aldridge, Walsall**  
**Approximate Gross Internal Area**  
**Main House = 4170 Sq Ft/387 Sq M**  
**Garage = 445 Sq Ft/41 Sq M**  
**Total = 4615 Sq Ft/428 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 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 plus)	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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