

FRENCHCROFT HOUSE WOOD LANE
MILL GREEN
ALDRIDGE
WS9 0ND


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

SUMMARY DESCRIPTION
This exceptional opportunity; French Croft Farmhouse, an exquisitely designed, detached home nestled on a coveted 3.4-acre plot.

Crafted with meticulous attention by the esteemed Qube architectural practice and the renowned Mercia Design and Build company. Known for their expertise in crafting luxury homes within the esteemed Four Oaks Estate, Mercia brings their signature style and craftsmanship to every aspect of French Croft Farmhouse.

The property offers ample space and versatility, with provision for the installation of two additional bedrooms and a bathroom on the second floor, should the new owner desire to expand the living space. Additionally, there is planning approval for the construction of an additional detached garage, gym, or home office.

- Smart Home AV Ready System
- WiFi system and hard wiring to each room
- Intruder alarm system monitored with East Midlands Alarm Receiving Centre
- Stunning semi-rural location with 360-degree countryside views
- Air conditioning in family room and bedroom 1 and 2
- Impeccable interiors and attention to detail
- Control 4 Systems Bespoke Siematic Kitchen

- ACCOMMODATION**
- Ground Floor:
- Entrance hallway
 - Sitting room
 - Guest WC
 - Study/downstairs bedroom
 - Open plan kitchen/dining area
 - Family room
 - Utility room
 - Velux/boot room

- First Floor:
- Landing
 - Principal bedroom with dressing room and ensuite
 - Bedroom 2 with ensuite
 - Two further bedrooms
 - Family bathroom

- Garden and Grounds:
- Integrated garage
 - Private electronic gates
 - Landscape designed garden with additional sunken south facing terrace
 - Gravel driveway with extensive secure parking
 - 360-degree countryside views

Approximate Gross Internal Area: 4,448 Sq Ft (414 Sq M)
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

This exceptional home is situated on an 18-acre estate that has been cherished by the same family for half a century. Within this enchanting setting, three prestigious barn conversions grace the landscape. It truly epitomizes the essence of a dream home.

Situated in the desirable and sought-after area in Mill Green, this property offers the perfect blend of semi-rural living and convenient access to nearby amenities. Set within a development of four exquisite brand-new country properties, it provides an exclusive and tranquil residential environment. Just a stone's throw away from Little Aston and the bustling Sutton Coldfield town centre, residents can enjoy the best of both worlds.

One of the key advantages of this location is its excellent connectivity, with easy access to major transportation routes such as the M42, M6, M6 Toll, and Birmingham International/NEC. This ensures convenient and swift connections for commuting or traveling to other destinations.

For dining and socializing, residents of French Croft Farmhouse are in close proximity to the highly regarded Plough & Harrow gastro pub, offering a delightful culinary experience and a charming atmosphere. A short walk away, this establishment provides the perfect venue for enjoying delicious meals and relaxing with family and friends.

Description of Property

This exceptional home has recently had a series of beautifully considered upgrades, elevating its already impressive specification. Upon entering, the striking reception hall sets an immediate tone of luxury, featuring oversized Italian porcelain tiles and underfloor heating that extends throughout the ground floor.

The heart of the home is the magnificent open-plan kitchen, dining and family room, an effortlessly sophisticated space designed for both everyday living and memorable entertaining. The Siematic kitchen remains a standout feature, now complemented by the newly dressed marble fireplace that creates a glamorous focal point within the family area. Floor-to-ceiling display cabinetry with a walnut interior, chrome detailing, and glass doors provide a curated environment for glassware and fine pieces. A substantial island, finished with Carrera marble and wood inlays, anchors the space, while integrated Siemens appliances, including four ovens, a vegetable steamer, microwave, fridge, freezer, dishwasher, Quooker tap, and wine cooler, ensure culinary excellence.

Flooded with natural light from the oversized roof lantern, the family area flows seamlessly onto the sunken side garden through French doors. Here, the connection between indoors and outdoors is effortless, making this a spectacular setting for entertaining or relaxing.

The lounge has been completely redecorated, enhancing its refined atmosphere. Accessed via impressive double walnut doors, it features a handmade stone fireplace housing a Chesney wood-burning stove and offers views over open countryside, an ideal environment for formal gatherings or quiet evenings beside the fire.

A generous study with bespoke fitted bookcases and sweeping rural views provides a serene workspace. A utility room fitted with matching Siematic units and Carrera marble worktops, a cloakroom, and a boot room connecting to the double garage complete the ground floor.

Ascending the walnut staircase, the first-floor landing has been tastefully updated with new vertical wall panelling, echoing the design elements now found in the principal bedroom suite which also has a newly installed picture window that perfectly frames the countryside beyond, flooding the landing with natural light.

The principal suite has been transformed into a truly sumptuous, hotel-style retreat. Contemporary vertical wall panelling creates a cocooning, design-led aesthetic, while the newly installed full-height picture window frames uninterrupted views across the rolling landscape, bringing a breathtaking sense of openness and tranquillity. Air conditioning ensures year-round comfort, and a beautifully appointed walk-in dressing room provides an elegant, organised space. The luxurious en suite completes the suite, featuring Porcelanosa tiling, an oversized wet area with a drench shower, and a sculptural freestanding bath, perfect for indulgent relaxation.

Two further double bedrooms overlook the rear garden, both beautifully appointed with

Porcelanosa fittings and stylish décor. Bedroom 2 includes air conditioning and its own en suite, while Bedroom 3 enjoys a cleverly designed Jack-and-Jill arrangement linking to the family bathroom. Bedroom 4 is elegantly fitted as a dressing room now with an integrated fold-down bed cleverly concealed within the cabinetry offering additional functionality and effortlessly doubling as a guest bedroom.

For those considering future expansion, the substantial loft offers the potential for two additional double bedrooms and a bathroom, with services already in place.

Gardens and Grounds

Approached via electric gates along a peaceful country lane, the property enjoys complete privacy. A sweeping gravel driveway provides generous parking for up to ten vehicles and sets an impressive tone on arrival.

The landscaped gardens are a masterclass in design, showcasing a rich blend of shrubs, specimen trees, and structured planting that delivers year-round visual interest. A central oblong water feature creates a calm focal point, its gentle movement enhancing the garden's tranquillity.

A significant addition is the newly installed circular garden pod, a contemporary architectural statement. This versatile, fully glazed structure provides an extraordinary vantage point from which to enjoy the gardens and surrounding landscape, creating a unique retreat for work, relaxation, or entertaining.

Sunken south facing private side terrace off family room with stunning views over the paddock.

Every corner of the grounds has been shaped to offer beauty and serenity, forming the perfect extension to the luxurious living spaces within.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, 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, turn right onto Chester Road/A452, turn right onto Wood Lane, French Croft Farmhouse is located on the right hand side.

Distances

Sutton Coldfield - 4.7 miles

Birmingham - 13.3 miles

Lichfield - 7.3 miles

Birmingham International/NEC - 18.5 miles

M6 (J6) - 10.7 miles

(Distances approximate)

Terms

Tenure: Freehold

Local Authority: Lichfield District Council

Tax Band: G

Average area broadband: 67 Mbps

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

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

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

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.





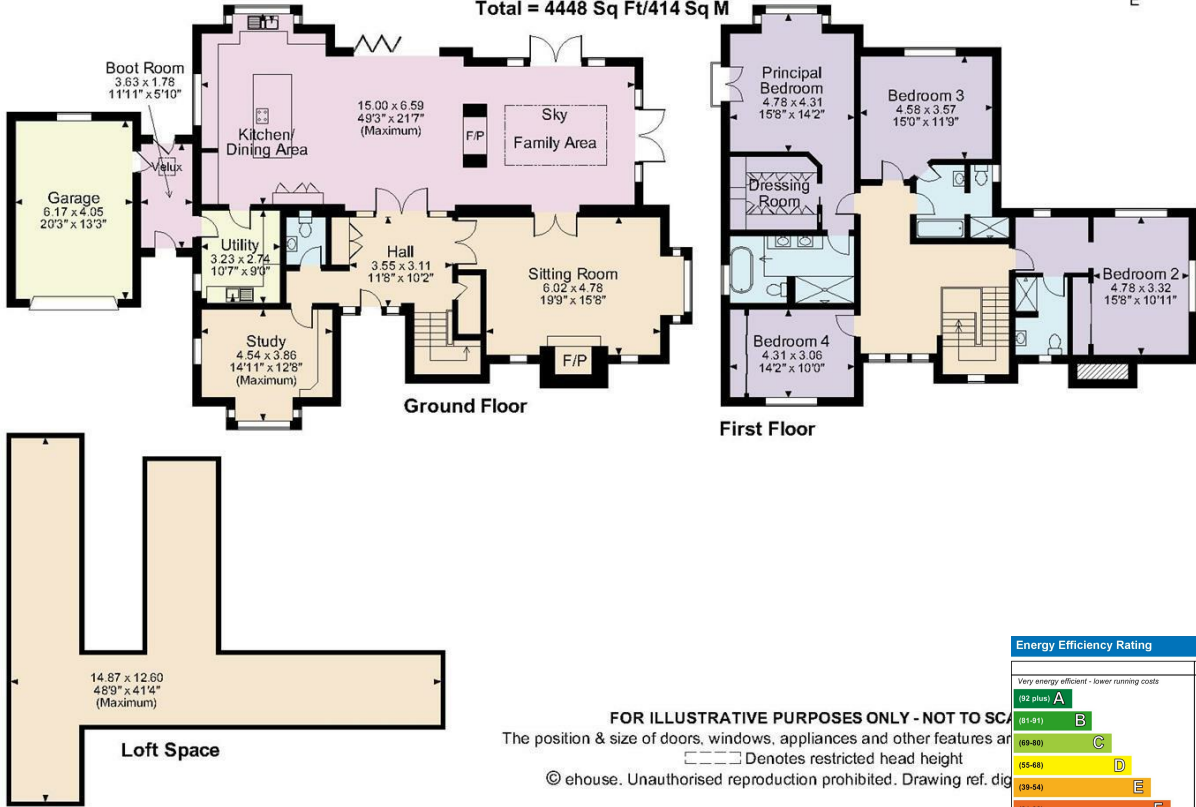
Photographs taken: November 2025
Particulars prepared: November 2025

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.



French Croft Farmhouse, Wood Lane, Walsall
Approximate Gross Internal Area
Main House = 3355 Sq Ft/312 Sq M
Garage = 269 Sq Ft/25 Sq M
Loft Space = 824 Sq Ft/77 Sq M
Total = 4448 Sq Ft/414 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate.
 --- Denotes restricted head height
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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 | | |
| (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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