

MOSS LODGE BOURNE VALE  
WALSALL  
WS9 0SH

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

### Rare Development and Renovation Opportunity

Set within a substantial plot of around 0.7 acres, Moss Lodge offers buyers a unique chance to create a bespoke home in one of Aldridge's most sought-after private settings. The existing accommodation comprises a main bungalow in need of full modernisation, a separate annex, and a caravan within the grounds. Together, these provide flexible but dated living arrangements, now ready for full renovation or complete redevelopment (subject to planning permission).

### Accommodation

#### Main Residence

- Entrance hall
- Sitting room
- Kitchen
- One double bedroom
- Family bathroom

#### Annex (Caravan)

- Entrance hall with storage
- Open-plan kitchen / dining / lounge with fireplace
- Two bedrooms
- Shower room

EPC Rating : TBC

Approximate total floor area: 1248 Sq. Ft or 115.9 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

Bourne Vale is a prestigious residential area combining a peaceful setting with easy access to local amenities. Aldridge village is nearby, offering shops, services and schools, while Sutton Coldfield, Lichfield and Birmingham are all within convenient reach. For commuters, the property is well placed for the M6, M5 and M42, with nearby rail services at Blake Street and Four Oaks providing direct routes into Birmingham New Street.

### Grounds and Setting

The property is approached via a private gated driveway with a car port, leading to an expansive rear garden. The grounds extend to approximately 0.704 acres (0.28 hectares), offering a fantastic opportunity for landscaping, extension, or complete redevelopment (subject to planning).

The large plot provides space and privacy rarely available in this location, making it ideal for those looking to create a significant family home, multi-generational living, or an investment project.

### Distances

Aldridge Village – 1.8 miles  
Sutton Coldfield (Town Centre) – 4.7 miles  
Birmingham (Colmore Row) - 11 miles  
Lichfield - 10 miles  
M6 Toll (T5) - 7 miles  
M6 (T7) - 10 miles  
M42 (J9) – 10.7 miles  
Birmingham International - 20 miles  
NEC – 20.3 miles

(Distances approximate)

### Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, slight left onto Streetly Lane/B4151, at the roundabout continue straight onto Hardwick Road take the road to its end where it meets with the Chester Road and continue straight over. Bourne Vale is located on the right hand side.

### Terms

Tenure: Freehold  
Local Authority: Walsall Borough Council  
Council Tax Band: C (under Moss Lodge Farm entry)

### Services

Mains water, gas, drainage and electricity are understood to be connected.

### Fixtures and Fittings

Only those items mentioned in the sales particulars together with fitted carpets are to be included in the sale price. All others are excluded.

### 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 sale.

Photographs taken: August 2025  
Particulars prepared: August 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.

## Moss Lodge, Bourne Vale



**Outbuilding**  
Floor area 36.6 sq.m. (93 sq.ft.)



**Ground Floor**  
Floor area 79.4 sq.m. (855 sq.ft.)

**Total floor area: 115.9 sq.m. (1,248 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**8 High Street, Sutton Coldfield, B72 1XA**

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