1 OAK GROVE
ALDRIDGE
WS9 0RT

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

Contemporary Comfort Meets Bespoke Craftsmanship

Situated within the exclusive Oak Grove development, this beautifully appointed home spans approximately 3,060 sq. ft and combines intelligent design with high-quality finishes throughout. Offering both contemporary style and timeless detail, this property is ideal for modern family living in a private gated setting.

The ground floor features an impressive entrance hall leading to an open-plan kitchen, dining, and sitting area—perfect for entertaining—as well as a cosy snug, second reception room, utility, ground floor guest WC, and a spacious double bedroom with en-suite and walk-in wardrobe. Upstairs, the principal suite enjoys its own en-suite and private balcony, accompanied by a second en-suite bedroom, two further bedrooms, and a stylish family bathroom.

Outside, the landscaped rear garden includes a porcelain patio and lawned area, ideal for al fresco living. A double garage and off-street parking complete the offering. Oak Grove is a secure, gated development of just three individually designed homes, offering peace, privacy, and a touch of luxury.

EPC Rating : TBC
Approximate total floor area: 3,060 Sq. Ft or 284.2 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

Garden Lodge is located within the private development - Oak Grove, a quiet and exclusive private cul-de-sac just off Erdington Road in Aldridge. This desirable setting offers the perfect blend of privacy and convenience, within easy reach of Aldridge village centre, Sutton Coldfield and the surrounding greenbelt countryside. The area is renowned for its good schooling options, including both state and independent schools such as St Francis of Assisi, Hydesville Tower and Queen Mary's Grammar Schools in Walsall. With direct access to commuter routes including the M6, M6 Toll and A452, Garden Lodge is well placed for travel to Birmingham, Lichfield and beyond, while nearby train stations provide regular services into the city. Local amenities, beautiful parkland and shops are all close by in the village of Aldridge, making this an exceptional place to call home.

Description of Property

Garden Lodge delivers refined family living across more than 3,000 sq. ft of beautifully appointed accommodation, combining sleek architectural detail with an outstanding specification. Set within a private development of just three individually designed homes, this property offers the perfect balance of style, substance and smart technology.

A generous hallway with large-format porcelain tiling and black-framed glazed doors sets a confident tone on arrival. The bespoke oak staircase with glass balustrading forms an elegant central feature, with underfloor heating creating seamless warmth throughout.

At the rear of the house, the striking open-plan kitchen, dining and sitting room spans over 10 metres, designed to cater to both everyday life and entertaining. Full-width Bi-fold doors open directly onto the patio and garden, enhancing the indoor-outdoor connection.

The kitchen is fitted with a premium suite of integrated appliances, including Samsung 'Smart Things' ovens, an AEG ComfortLift dishwasher, and Neff gas hob with Schott Ceran induction. Dekton worktops, bespoke cabinetry with soft-close and pull-out features, a Quooker tap, Franke sink, and ambient mood lighting elevate the space.

Also on the ground floor is a separate snug or second reception, utility room, WC, and a flexible double bedroom with en-suite and walk-in wardrobe— ideal for guests or multi-generational living.

The central landing, flooded with light and framed by a contemporary oak and glass balustrade, leads to four further double bedrooms, including two with en-suite shower rooms and built-in wardrobes. The principal suite opens onto a private glass-fronted balcony overlooking the garden — a beautiful feature.

Bathrooms are finished with Duravit sanitaryware, Flova fittings, PIR lighting and walk-in showers, with the main bathroom featuring a Duravit Sensowash Starck F Japanese toilet.

Technology and Sustainability

Panasonic Aquarea air source heat pump
Heatmiser underfloor heating throughout
Fujitsu air conditioning
Nuaire MVHR system
Three-phase electrical supply
Full Ajax wireless alarm system
4K IA CCTV cameras
Dnake Smart video intercom
TP-Link WiFi boosters

External Features

Externally, the home is finished with landscaped gardens, a generous porcelain patio and lawned area. The double garage features a Hormann Bluetooth-operated door, and a Project EV 3-phase electric vehicle charging point is installed as standard.

Specification Highlights

Triple-glazed Aluskin tilt-and-turn windows
Despiro aluminium front door
Internal Crittall-style glazed fire doors
Bespoke oak staircase with glass balustrade
LED lighting, engraved grid switches & fire-safe Dre Supreme internal doors
Dekton worktops and luxury integrated appliances

Distances

Shenstone – 0.2 miles
Lichfield – 3.6 miles
Sutton Coldfield – 5.0 miles
Birmingham – 12.1 miles
Birmingham International Airport/NEC – 18.7 miles
M6 – 9.0 miles
M6 Toll – 13.8 miles
A38 – 8.2 miles

All distances are approximate.

Terms

Tenure: Freehold
Local Authority: Walsall District Council
Council Tax Band: F
Broadband: Average area speed approximately 516 Mbs

Services
We understand that mains water, gas and electricity are connected to the property.

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

Disclaimer
Every care has been taken in the preparation of these particulars, but accuracy cannot be guaranteed. If there is any point of particular importance to you, we recommend seeking independent verification. These particulars do not form part of any contract. All measurements are approximate. Images are provided for illustrative purposes only and do not imply inclusion of any fixtures or fittings within the sale.

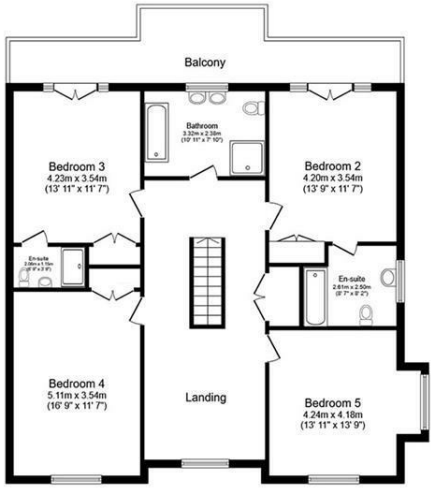
Photographs taken: June 2025
Particulars prepared: June 2025

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.

ASTON KNOWLES

Garden Lodge Oak Grove

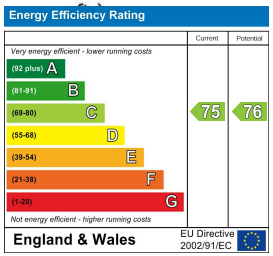
Ground Floor
Floor area 131.0 sq.m. (1,410 sq.ft.)



First Floor
Floor area 114.0 sq.m. (1,227 sq.ft.)

Garage
Floor area 39.3 sq.m. (423

Total floor area: 284.2 sq.m. (3,060 sq.ft.)



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