HOLLYCREST HOUSE, 3 OAK GROVE
ALDRIDGE
WS9 0RT

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Contemporary Design, Exceptional Specification
Positioned discreetly on a private road in Aldridge, Hollycrest House offers a unique fusion of architectural design and premium living. This newly completed six-bedroom residence spans over 6,600 sq. ft and has been meticulously designed to deliver a lifestyle of comfort, innovation and refined luxury. From the bespoke staircase to the integrated swim spa and steam suite, every detail reflects the highest standards of construction and finish.

Ground floor: Entrance hall with grandeur, stunning windows, cream coloured slate tiled flooring throughout, Double doors leading to the Formal lounge ,Hallway leading to the Cinema/entertainment room , Guest WC, Double doors leading to kitchen/ snug/ dining room, kitchen Island with electric and gas cooker hobs, family breakfast bar, Kitchen sink, top of the range integrated kitchen appliances, snug and dining area with bifold doors , divider wall, snug with fireplace, Utility room , Grand staircase leading to first floor

First Floor: Expansive first floor landing, Hallway closet, Principal bedroom with bifold doors leading to private balcony, walk-in dressing room with built-in wardrobes, ensuite bathroom, Bedroom number two with ensuite bathroom, Bedroom number three with large storage wardrobe and built-in closet, Bedroom number four with ensuite shower room, Family bathroom with separate shower
Staircase leading to second floor

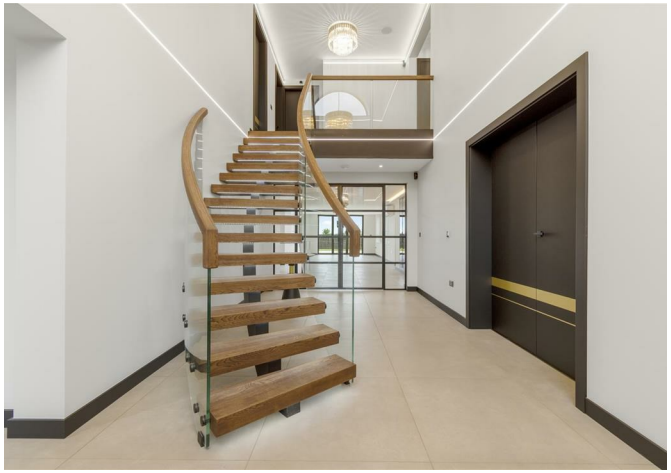
Second floor: Second floor landing, Bedroom number six with dressing room and ensuite shower room, Bedroom number five with walk-in dressing room and ensuite bathroom and separate shower

Gardens and Grounds: Stunning facade, Manicured gardens, Integral Garage

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
Hollycrest House 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
Contemporary Design, Exceptional Specification

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Accommodation Overview

Ground Floor
A striking full-height entrance hall sets the tone for the home's architectural ambition, featuring a curved, single-spine oak staircase with LED-lit treads and a frameless glass balustrade. This sculptural statement piece is framed by a soaring arched window and the cascading Regent Fontainebleau five-tier chandelier, creating a grand focal point upon entry.

From the hallway, black-framed internal Crittall-style doors lead into the formal reception rooms, including a media-style cinema with stepped floor and feature wall gallery, and through to the main open-plan kitchen, dining and family living area. This space is designed for contemporary life, with oversized porcelain floor tiles, a full wall of bi-fold doors to the patio, and custom cabinetry with integrated appliances and ambient lighting.

The kitchen features Laurent Dekton worktops, Samsung SmartThings ovens, an AEG hob with Falmec extractor, a matt black Quooker tap, and a separate drinks display area with Franke sinks and wine cooler. A large utility room and guest WC complete the ground floor.

Upper Floors
First Floor
The oak staircase leads to a wide landing serving the principal suite—complete with bi-fold doors opening onto a private balcony, bespoke walk-in dressing room, and en-suite with a freestanding tub, walk-in spa shower, and Duravit Sensowash Starck F Japanese toilet. Bedrooms two and four each have their own en-suite, while bedroom three is served by the main family bathroom.

Second Floor
Two further large bedroom suites are positioned on the second floor, both with dressing rooms and luxury en-suite bathrooms. One suite includes a private Oceanic steam spa, offering an indulgent retreat ideal for guests or wellness purposes.

External features and Leisure suite
Leisure suite
Set within its own vaulted annex, the leisure suite combines form and function with exposed brick walls, a timber-clad ceiling with seven skylights, and ambient blue strip lighting. It houses a Jacuzzi J/19 Power Pro swim spa, a curved mosaic-tiled rainfall shower, and sleek cloakroom—all complemented by sliding glass doors leading to the garden and a Dantherm humidity control system for all-season use.

External Features
Set behind electric gates with dusk-till-dawn lighting, the landscaped gardens are laid with a porcelain-paved patio and manicured lawn. The driveway leads to an integral garage with Hormann Bluetooth door, and there is a dedicated EV charging point.

Technology and Specification
Climate & Infrastructure
Panasonic Aquarea mono-bloc heat pump
Heatmiser underfloor heating throughout
Fujitsu air conditioning
Three-phase electrical supply
Smart Home & Security
Ajax alarm system
4K IA security cameras (AI-enabled)
Dnake Smart intercom & Napcat communal CCTV
TP-Link WiFi boosters & Lithe Audio ceiling speakers

Windows & Doors
Aluskin triple-glazed tilt-and-turn windows
Despiro aluminium entrance and French doors

Interior Finishes
Floating oak staircase with LED lighting
Porcelain floor tiles throughout
Fire-rated Crittall-style internal doors
Designer lighting including Regent Fontainebleau chandelier
Custom dressing rooms and full-spec bathrooms with Duravit, Flova, and Aqua Spa fittings

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.

Directions from Aston Knowles
Follow A5127, A454 and Little Aston Road to Portland Road in Aldridge, head south-east on High Street A5127 towards Coleshill Street, continue straight on Coleshill Street, turn right to stay on Coleshill Street, turn right at the first 1st cross street onto High Street A5127, at the roundabout continue straight onto Four Oaks Road A454, at roundabout take the 1st exit onto Little Aston Road, at the roundabout take the second exit onto Little Aston Road A454, turn left onto Erdington Road.

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

EPC Rating and Floor area
EPC rating: B

Approximate total floor area: 6671 Sq. Ft or 619.8 Sq. Meters

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

Hollycrest House Erdington Road WS9 0RT



Ground Floor
Floor area 188.5 sq.m. (2,029 sq.ft.)

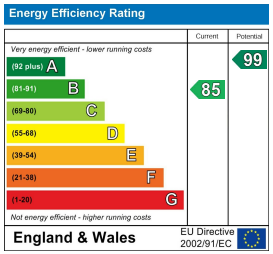
First Floor
Floor area 178.3 sq.m. (1,919 sq.ft.)

Second Floor
Floor area 149.2 sq.m. (1,606 sq.ft.)

Outbuilding
Floor area 103.8 sq.m. (1,117 sq.ft.)

Total floor area: 619.8 sq.m. (6,671 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). Powered by www.Propertybox.io



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