4 ROMAN PARK
SUTTON COLDFIELD
B74 3AF

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

ALL BILLS INCLUDED – STUNNING TWO-BEDROOM FULLY FURNISHED APARTMENT IN AN EXCLUSIVE GATED SETTING

Aston Knowles are delighted to present The Apartment at Batemans, an impressive and beautifully appointed two-bedroom residence situated within the prestigious Roman Park development in Sutton Coldfield. Offered fully furnished with all bills included, this exceptional apartment provides spacious, contemporary accommodation in a highly desirable and private setting.

Extending to approximately 1,118 sq. ft. (104 sq. m.), the accommodation comprises a welcoming entrance hallway leading through to a generous open-plan kitchen, dining and living area, ideal for both everyday living and entertaining.

The principal bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom featuring both a separate bath and shower. A further well-proportioned double bedroom also enjoys fitted wardrobes and is complemented by a separate contemporary shower room.

Additional benefits include secure gated access, allocated parking for one vehicle and an excellent EPC rating of B.

An outstanding opportunity for those seeking stylish, low-maintenance living in one of Sutton Coldfield's most sought-after residential locations, with the added convenience of all bills included.

EPC Rating: B | Approx. 1,118 sq. ft. (104 sq. m.) | Fully Furnished | All Bills Included | Gated Access | Allocated Parking

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
The property is situated on the prestigious Little Aston Park estate. Little Aston Park is home to the highly regarded Little Aston Golf Club and some of the finest houses in the West Midlands. Day to day amenities can be found in Streetly village with a local convenience store and a selection of restaurants and bespoke retail outlets. Located in Mere Green which has undergone recent redevelopment the area now provides an excellent selection of bars and restaurants together with an M & S food hall, and Sainsbury's supermarket. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre. Also in close proximity is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Schooling in the area includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Little Aston, Four Oaks Primary School and Arthur Terry School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Description of Property
This beautifully presented, fully furnished apartment offers approximately 1,118 sq ft of spacious and well-appointed accommodation, combining modern comfort with stylish living.
The impressive open-plan kitchen, dining and sitting room provides a bright and welcoming space, featuring a central island and ample room for relaxing and entertaining.
The generously proportioned principal bedroom benefits from fitted wardrobes and a spacious en-suite bathroom with a separate bath and shower. A further double bedroom with fitted wardrobes and an additional shower room complete the accommodation.
Externally, the property enjoys attractive, established gardens, creating a peaceful and private setting.
Further benefits include secure gated access and allocated parking for one vehicle.
This delightful apartment offers an excellent opportunity for those seeking comfortable, low-maintenance living in a highly desirable Sutton Coldfield location.

Gardens and Grounds
The apartment comes with off road parking for one to two cars.

Distances
Sutton Coldfield town centre 3.6 miles
Birmingham City Centre 9.1 miles
Birmingham International/NEC 18.5 miles
Lichfield 7.8 miles
M6 (J7) 4.9 miles
M6 Toll (T3) 7.6miles

(Distances are approximate)
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Directions From Aston Knowles
From the office at 8 High Street, follow the A5127 onto Lichfield Road. At the roundabout, take the second exit (continue straight) onto Four Oaks Road. At the traffic lights, bear left onto Streetly Lane. Continue until you reach the roundabout where you will take the third exit onto Roman Road. Take the second left onto Roman Lane.

Terms
Local Authority: Lichfield Council

Tax Band: H

Broadband: Average download speed approximately 35 Mbps (postcode-level estimate).

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

Fixtures and Fittings
Only those items mentioned in the particulars are to be included.









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: October 2026
Particulars prepared: November 2026

ASTON KNOWLES

The Apartment Batemans Roman Park Sutton Coldfield B74 3AF
Approximate Gross Internal Area
Total = 1118 SQ FT 104 SQ M

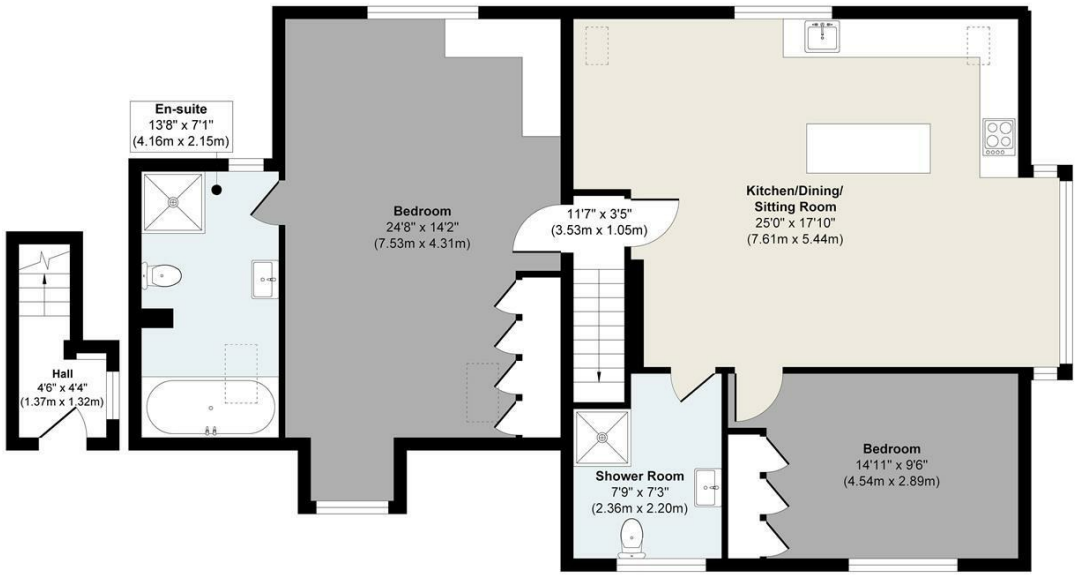
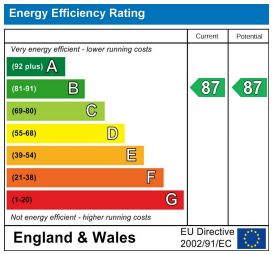


Illustration for identification purposes only, measurements are approximate, not to scale.



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