

15 OLD HALL COURT PINFOLD LANE
ALDRIDGE
WALSALL
WS9 0QU


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Ground Floor:

- Welcoming entrance hall with central staircase
- Grand drawing room full of light, charm and character, with exposed oak beams, feature fireplace and spiral staircase. Stunning curved double-storey windows and triple-height vaulted ceiling offer exceptional natural light and views, as well as French doors opening to the garden
- Striking brick-built feature fireplace – the focal point of this expansive living space

- Double doors open to the versatile snug/dining room off the drawing room, ideal for informal entertaining
- Characterful and contemporary kitchen with granite worktops, large central island with seating and French doors opening to the garden with far reaching countryside views
- Guest cloakroom/WC

Mezzanine Level:

- Large stunning office space overlooking the drawing room – versatile and easily convertible into a fourth bedroom if required

First Floor:

- Principal bedroom with vaulted ceiling, oak beams, dual aspect windows with countryside views and a hidden en-suite
- Two further bedrooms with exposed beams and vaulted ceilings
- Family bathroom with bath and overhead shower

Garage:

- Large single garage (18'7" x 8'10")
- Two allocated parking spaces and ample visitor parking behind gated entrance

EPC Rating: C

Approximate total floor area:

- Main house – 1,361 sq ft / 127 sq m
- Garage – 165 sq ft / 15 sq m
- Total – 1,526 sq ft / 142 sq m

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

Old Hall Court is set in an enviable rural location in Aldridge on the outskirts of Walsall, offering a peaceful countryside lifestyle just a 15-minute drive from Birmingham City Centre. Tucked away behind a gated entrance, this small, exclusive development benefits from open fields, no road noise with countryside views and panoramic sunsets.

Despite its tranquil setting, the location offers excellent connectivity, including quick access to the M6 (Junction 7 – just 5 minutes away) and wider links to the M5, Birmingham, Walsall, Sutton Coldfield, and Lichfield.

There are highly regarded schools nearby, including Barr Beacon School, which is rated Outstanding and ranks among the top secondary schools in the West Midlands. Several well-rated primary schools are also close by.

Nearby amenities include Great Barr Golf Club, Barr Beacon nature reserve and major retail such as Asda, providing the perfect balance of countryside living with urban convenience.

Description of Property

This outstanding home is the largest within the Old Hall Court development – a traditionally built brick barn dating back to the early 1900s, which was converted in the early 2000s into a collection of unique character homes.

Steeped in charm and history, the property blends period features such as original oak beams, vaulted ceilings and a grand fireplace with stylish modern living. The beautifully designed interior spans over 1,500 sq ft and is full of natural light, particularly in the spectacular drawing room, where curved, double-storey windows rise to triple-height ceilings and create a breathtaking sense of space and light.

The contemporary kitchen features granite worktops and a substantial central island, ideal for family cooking and entertaining. The adjacent snug/dining room offers a cosy and versatile setting.

The mezzanine office overlooks the main reception room and makes an inspiring workspace. This space can be easily converted into a fourth large bedroom if required.

Upstairs, the principal bedroom is a true sanctuary, with a vaulted ceiling and discreetly hidden ensuite. Two further bedrooms and a family bathroom complete the floor, all

enjoying views across the peaceful surroundings.

Externally, the property benefits from a large single garage and two allocated parking spaces behind secure electric gates, with ample visitor parking also available.

Gardens and Grounds

Old Hall Court is set in beautifully maintained communal grounds totalling approximately 2 acres, which include lawns, a stream, ponds, mature planting, and open countryside views — offering excellent outdoor space for families, dog lovers, or those simply seeking tranquillity. The development is self-managed by residents, providing a secure and well-run community.

This is a rare opportunity to own a substantial freehold character property in a truly special setting — one that combines the feel of countryside living with the convenience of excellent connectivity and access to key urban centres.

Distances

- Birmingham City Centre – 7.5 miles
 - Walsall – 1.6 miles
 - Sutton Coldfield – 6.5 miles
 - Lichfield – 8.2 miles
 - Birmingham International/NEC – 17 miles
 - M6 (J7) – 5 minutes' drive
- (All distances are approximate)

Directions from Aston Knowles

From our office at 8 High Street, Sutton Coldfield, follow the A5127 north before joining the A452 westbound. Continue on to the A4031, then turn onto Pinfold Lane. Old Hall Court is set back on the right-hand side behind electric gates.

Terms

Tenure: Freehold with shared communal grounds

Local Authority: Walsall

Council Tax Band: Band F

Broadband Average Speed in Area: ~20 Mbps

Service Charge: £80/month (£960 per annum) – covers all external maintenance and communal areas

Services

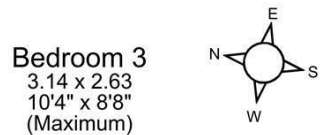
We understand mains gas, electricity, water and drainage are connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale. Others may be available by separate negotiation.



Old Hall Court, Pinfold Lane, Walsall
 Approximate Gross Internal Area
 Main House = 1361 Sq Ft/127 Sq M
 Garage = 165 Sq Ft/15 Sq M
 Total = 1526 Sq Ft/142 Sq M



Viewings

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

Disclaimer

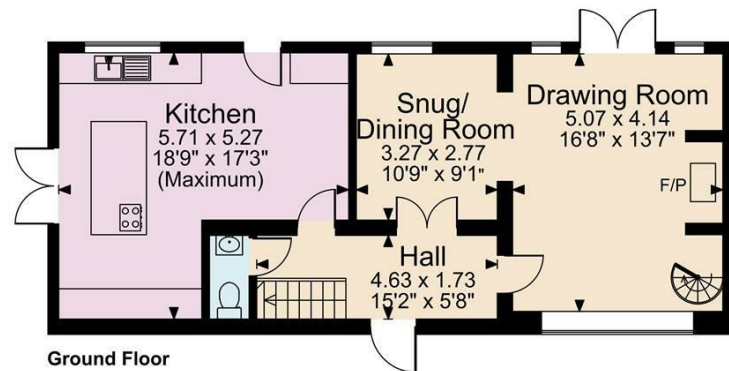
Important Notice

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 importance to you, please obtain professional confirmation. These particulars do not form part of any offer or contract. All measurements quoted are approximate. Photographs are for illustrative purposes only and may not show items included in the sale.

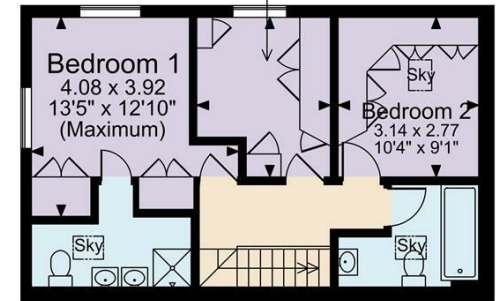
Photographs taken June 2025
 Particulars prepared June 2025

Buyer Identity Verification Fee

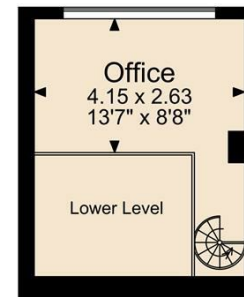
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.



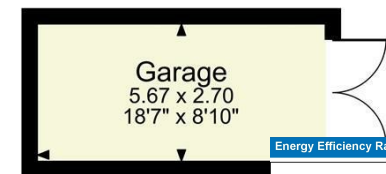
Ground Floor



First Floor



Mazzanine Above Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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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		75	84
EU Directive 2002/91/EC			

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