

MULBERRY LODGE BOURNE VALE  
WALSALL  
WS9 0SH

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Welcome to Mulberry Lodge, a charming and versatile property nestled in the highly sought-after location of Bourne Vale, Aldridge. Bourne Vale is a private gated development of individually designed houses, spread out from one another to provide privacy and exclusivity. A true secret gem, this desirable setting enhances the appeal of Mulberry Lodge, a property that offers a combination of comfort and flexibility. Set within a substantial plot, the residence provides a main house, an annexe, and a range of outbuildings, perfect for modern living and entertaining.

## ACCOMMODATION

### Main House

- Sitting Area: 6.75m x 4.52m (22'2" x 14'10" maximum)
- Kitchen/Breakfast Room
- Bedroom 1: 3.62m x 2.49m (11'11" x 8'2" maximum)
- Bedroom 2: 2.17m x 1.56m (7'1" x 5'1")
- Bathroom

### Annexe

- Study/Sitting Area: 4.62m x 4.17m (15'2" x 13'8")
- Dining Area
- Utility Room
- Bedroom: 4.62m x 3.20m (15'2" x 10'6" maximum)

### Outbuildings

- Store: 4.82m x 3.52m (15'10" x 11'7")
- Shed: 3.53m x 2.38m (11'7" x 7'10")
- Treehouse: 2.40m x 2.17m (7'10" x 7'1")

Approximate Gross Internal Area: 1462 Sq Ft (136 Sq M)  
including all out buildings

EPC Rating: TBC

In all approximately 0.74 acres

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 in Aldridge is an exclusive and highly sought-after area that seamlessly blends a tranquil rural atmosphere with convenient access to modern amenities. This private gated development is a hidden gem, known for its individually designed houses that offer privacy and exclusivity for residents.

For families, Bourne Vale is within easy reach of good local schools, including highly regarded primary and secondary schools, making it an ideal location for education-focused buyers. Nearby Aldridge village offers a welcoming community atmosphere, with an array of independent shops, cafes, and restaurants.

Nature enthusiasts will appreciate the surrounding green spaces and countryside walks, including the picturesque Sutton Coldfield Walsall Arboretum and Barr Beacon Nature Reserve, both just a short drive away. For golf lovers, there are several prestigious clubs nearby, such as Little Aston Golf Club and Druids Heath Golf Club.

Bourne Vale also boasts excellent transport links, with convenient access to the M6 and M5 motorways, providing easy connections to Birmingham, Lichfield, and Sutton Coldfield. Train stations at Blake Street and Four Oaks are within a short drive, offering direct routes to Birmingham New Street and beyond.

### Description of Property

The main house, though compact, has been thoughtfully designed to maximise space while exuding charm and practicality. Upon entry, you are welcomed into the galley-style kitchen/breakfast room which is both functional and stylish, boasting cool grey shaker-style cupboards, oak butcher's block worktops, a Belfast sink and complementary tiled splashbacks. Fitted appliances including an oven, American fridge freezer, and dishwasher, enhance the convenience of the space.

The sitting area off the kitchen is a cozy and inviting space, complete with a stunning brick-built fireplace featuring an oak over-mantle, decorative oak paneling, and flagstone flooring—perfect for relaxation or gatherings.

The property offers two well-proportioned bedrooms and a small single bedroom/nursery. The master bedroom has the benefit of fitted wardrobes.

The shower room is beautifully designed and fully tiled, featuring a large walk-in shower, a WC, and a white sink set into a vanity unit for added storage. Every element of this space combines modern functionality with elegance.

The house has double-glazed windows, and gas central heating, ensuring comfort and practicality and throughout the property, thoughtful details such as oak internal doors and tasteful décor enhance its overall appeal, making it a delightful home.

**Annexe** The self-contained annexe adds an additional 374 sq ft of versatile accommodation. It comprises a study/sitting area that seamlessly connects to the dining area with bar, ensuring practicality. The annexe boasts a generously sized bedroom, providing a private retreat for guests or extended family.

**Outbuildings** Adding further appeal to Mulberry Lodge are the thoughtfully designed outbuildings. These include a spacious store, a shed, and a charming treehouse, offering endless possibilities for storage, hobbies, or outdoor enjoyment.

### Gardens & Grounds

The property's expansive grounds provide the perfect backdrop for outdoor activities, gardening, and entertaining, creating a serene and picturesque setting for a variety of lifestyles. You enter the property through a private gate onto the large driveway with parking for a number of vehicles. To the rear accessed from the patio doors of the sitting room is the vast garden laid mainly to lawn and an additional paddock.

The gardens wrap around the property, creating a connection between indoor and outdoor living. The surrounding mature trees and shrubs add to the privacy and seclusion of the grounds, creating a serene and peaceful ambience

### 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

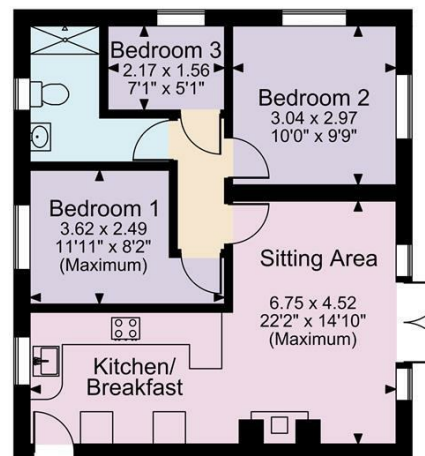
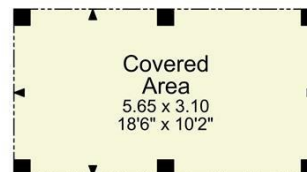
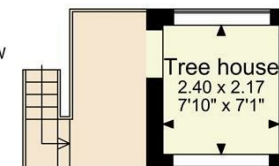
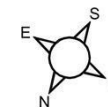
(Distances approximate)

### Directions from Aston Knowles

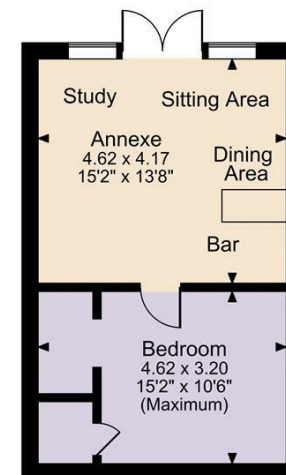
From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, slight left onto Streetly Lane/B4151, at the roundabout continue straight 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, entered through a private gate.



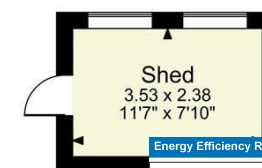
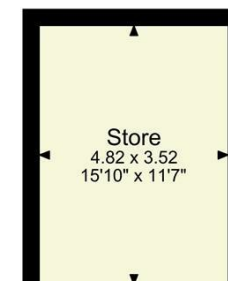
**Mulberry Lodge, Bourne Vale, Walsall**  
**Approximate Gross Internal Area**  
**Main House = 570 Sq Ft/53 Sq M**  
**Annexe = 374 Sq Ft/35 Sq M**  
**Outbuildings = 518 Sq Ft/48 Sq M**  
**Total = 1462 Sq Ft/136 Sq M**



Ground Floor



Annexe



| Energy Efficiency Rating                    |  | Current   | Potential |
|---------------------------------------------|--|-----------|-----------|
| Very energy efficient - lower running costs |  |           |           |
| (92-plus) <b>A</b>                          |  |           |           |
| (81-91) <b>B</b>                            |  |           | <b>8</b>  |
| (69-80) <b>C</b>                            |  |           |           |
| (55-68) <b>D</b>                            |  | <b>67</b> |           |
| (39-54) <b>E</b>                            |  |           |           |
| (21-38) <b>F</b>                            |  |           |           |
| (1-20) <b>G</b>                             |  |           |           |
| Not energy efficient - higher running costs |  |           |           |
| England & Wales                             |  |           |           |
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The position & size of doors, windows, appliances and other features are approximate only.  
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## Terms

Tenure: Freehold

Local Authority: Walsall Council

Tax Band: C

Average area Broadband speed: 150 Mbps

## 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.

## 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.

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. 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.

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

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