

11 PORTLAND AVENUE
WALSALL
WS9 8NX


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An immaculately presented contemporary six bedroom detached home in quiet location.

Accommodation comprises of: on the ground floor, Entry Hall & WC, Kitchen/Breakfast Room, Drawing Room with Dining Space, on the first floor - four bedrooms, the principal with en suite, family bathroom and on the second floor two further bedroom with en suite shower.

Outside of the property includes, drive space, garage, landscaped garden with summer house.

EPC Rating: B
Council Tax Band: F



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

11 Portland Avenue is situated in a delightful location in the heart of Aldridge. The contemporary family home is extremely exceptionally well maintained and accessed from a driveway leading to the front of the property.

Day to day amenities can be found in Aldridge or nearby Streetly. Sutton Coldfield town centre also has a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre, as well as Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

There is an excellent choice of schools in the area, including St Francis of Assisi, Cooper and Jordan Secondary School and, in nearby Sutton Coldfield, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the council for up to date school catchment areas.

The property is also excellently situated to take advantage of Aldridge cricket club, Druid's Heath, Little Aston and Aston Wood golf courses.

Description of Property

Built in 2018 11 Portland Avenue is a beautiful modern home, accessed via a shared drive on to its own frontage which provides off road parking and access to the garage, the property is entered via a beautiful carpeted entry hall. It has useful under stair storage and a guest WC with white suite.

The kitchen/breakfast room is found to the left and is front facing meaning that it is a light space perfect for informal dining. The light cabinetry is complemented by quartz workspace and an induction hob with extractor above and splash back. Two ovens are conveniently placed at body height and integrated appliances include fridge freezer, dishwasher, washer/dryer. There is door which provides access to the side of the house.

The Sitting/Dining Room runs across the back of the house and overlooks the garden. The drawing room space has bi fold doors and is a great space for entertaining family and friends, especially in the summer months.

On the first floor the landing leads to four bedrooms and the house bathroom. The principal room has a beautiful feature wall and is rear facing, the space benefits from a built in

wardrobe and a well appointed en suite. Two further bedrooms are double in size with bedroom four being currently laid out as a dressing room.

Bedrooms five and six are on the second floor and both benefit from being en suite.

Gardens & Grounds

The rear garden is ultra low maintenance. A raised decking area provides space for alfresco dining whilst a beautiful summer house gives additional space for either gym or study. Artificial grass completes the space.

Distances

Walsall Town Centre : 3.9 Miles via A454
Birmingham city Centre : 11.8 Miles via M6
Birmingham NEC: 18.9 Miles via M42
Birmingham Airport : 20.0 Miles via M42
Sutton Coldfield Town Centre: 5.8 Miles via A454
Lichfield Town centre : 9.0 Miles via Chester Road
M6 Toll : 13.1 Miles Via A454
(Distances approximate)

Directions

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, drive to Portland Avenue , 11 Portland Avenue will be on the right hand side.

Terms

Freehold
Walsall Council Authority
Tax Band F

EPC Rating
B

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 price.

Particulars dated: 2023

Photographs dated: 2023

Average Area Broadband Speed
132 Mbps

Services

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

Viewings

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



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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com