



2 Portland Avenue,
Walsall, WS9 8NX

Offers Over £330,000

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Portland Avenue is brought to the market offering an excellent opportunity to purchase this deceptively spacious bungalow.

Situated in a most sought after position just a few steps away from the open green of 'The Croft' and is within easy reach of all local amenities.

The property is approached via a driveway offering off road parking to the occupier and leads to the welcoming porch entrance. Internally, the property benefits from two double bedrooms (master with fitted wardrobes) to the front, a spacious lounge leading to the conservatory. There is also a pleasant kitchen with bay window overlooking the rear garden and gives access to the extended utility/storage room and garage.

The bungalow further benefits from a good size rear garden designed with the ease of maintenance in mind and a useful fully boarded loft area.

Offered for sale with no upward chain, viewing is recommended at the earliest possible opportunity.





Property Specification

TWO BEDROOM DETACHED BUNGALOW
 QUIET CUL-DE-SAC POSITION
 PLEASANT LOUNGE
 SUN ROOM
 SIDE UTILITY/STORAGE

Lounge

19' 10" max x 12' 5" max (6.05m max x 3.78m max)

Kitchen

12' 5" max into bay x 8' 6" (3.79m max into bay x 2.58m)

Sun Room

19' 3" x 7' 10" (5.86m x 2.38m)

Bedroom One

14' 7" max into bay x 12' 3" (4.44m max into bay x 3.73m)

Bedroom Two

12' 10" x 12' 6" (3.92m x 3.82m)

Family Bathroom

8' 6" x 5' 6" (2.59m x 1.67m)

Side Utility/Storage

Garage

19' 5" x 9' 2" (5.91m x 2.79m)

Agent's Note:

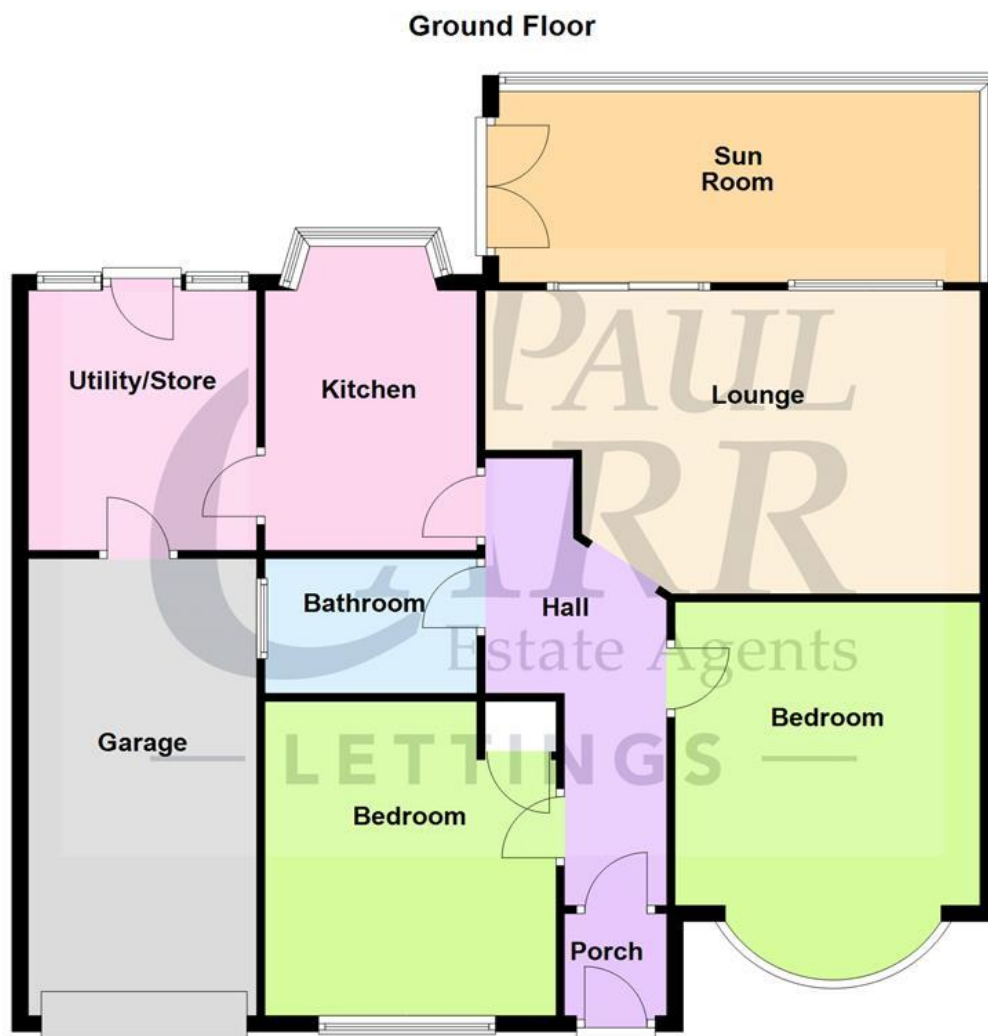
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 23rd April 2025

Viewer's Note:

Services connected: Gas, Electric, Drainage and Water
 Council tax band: D
 Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

