

12 PORTLAND AVENUE
WALSALL
WS9 8NX


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Spanning Three Floors, This Impressive 5-Bedroom, 3-Bathroom Home Offers Versatile Living Space.

The entrance level features a convenient downstairs WC, a modern fully-fitted kitchen with direct access to the garden, and a generously proportioned living and dining area, perfect for entertaining or relaxing.

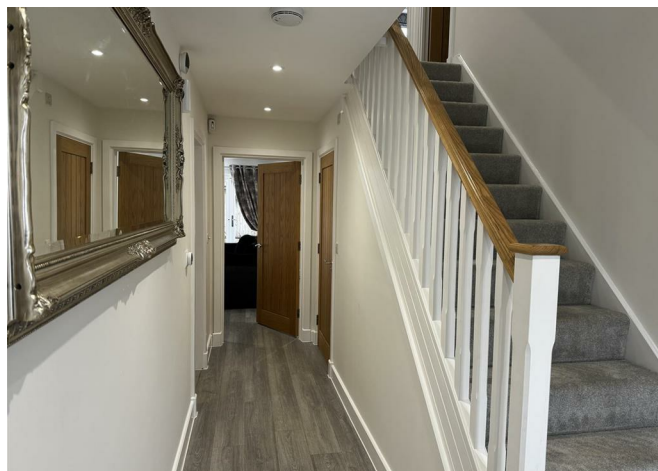
On the first floor you'll find three double bedrooms, including one with a fitted wardrobe and ensuite bathroom. A stylish main bathroom serves the remaining bedrooms. Additionally, a study offers the flexibility to be used as a home office, or additional living space.

The top floor is dedicated to a principal suite. There is a spacious bedroom with ensuite, along with an impressive separate dressing room with its own private ensuite.

Outside, the property features a driveway with space for two cars and well-maintained gardens at the front and rear.

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.



Description

12 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.

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 , 12 Portland Avenue will be on the right hand side.

Terms

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: November 2024

Photographs dated: November 2024

Average Broadband Speed
132 Mbps

Services

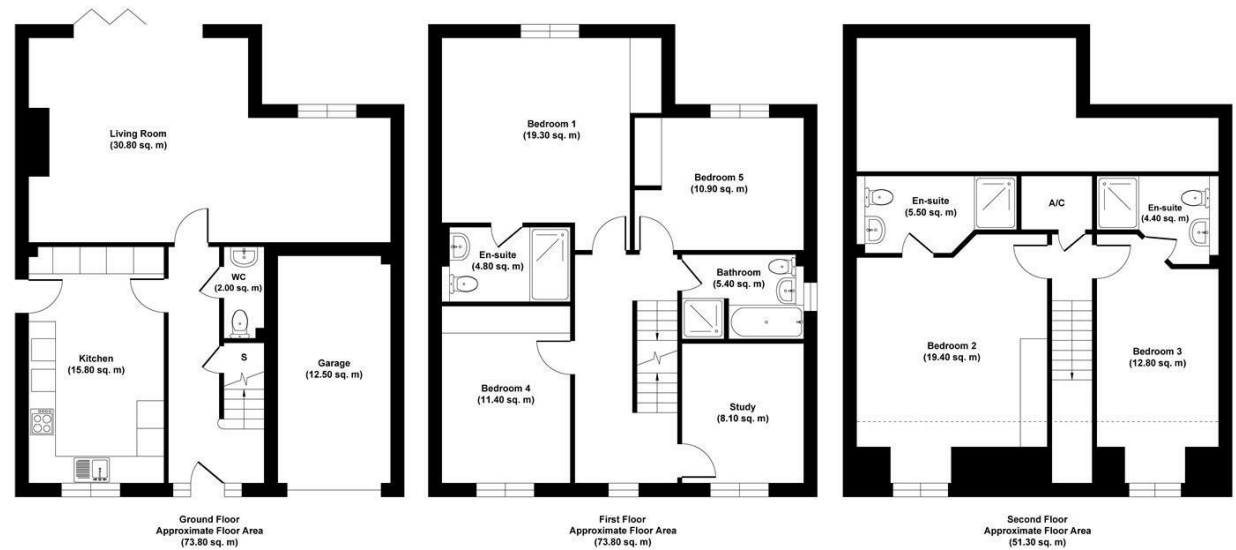
We understand that mains gas, water and electricity are connected.

Viewings

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



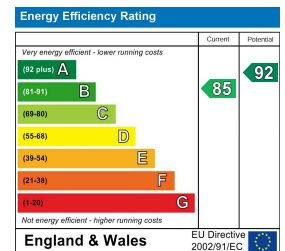
12 Portland Road



Approx. Gross Internal Floor Area 198.90 sq. m (Including Garage)

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

Produced by Elements Property



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