

53 GILLITY AVENUE  
WALSALL  
WS5 3PP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

### Ground floor:

- Grand reception hall
- Immaculate light grey polished marble floors throughout the ground floor
- Drawing room number one entered from Reception hall through beautiful French style black metal and glass panes doors, two skylights and Storage closet, and exquisite fireplace, and French doors opening onto the rear garden patio
- Drawing room number two with central and grand skylight, beautiful fireplace, with French door opening onto rear garden patio, being accessed from Drawing room number one and the kitchen/ breakfast room
- Open plan Kitchen and breakfast area with stylish and integrated appliances, and generous storage and beautiful work surfaces
- Dining Room with Central Skylight
- Guest bathroom
- Utility room, giving access to the garage
- Study
- Glass paned and wood framed banister and floating wooden staircase to first floor

### First Floor:

- Gallery first floor landing
- Principal Bedroom with substantial sophisticated built-in wardrobes, having an elegant ensuite shower room
- Bedroom number two overlooking the rear garden
- Bedroom number three with built-in wardrobe with sliding doors
- Bedroom number four with built-in wardrobe with sliding doors
- Delightful family bathroom with stand-alone bath tub

### Gardens and Grounds:

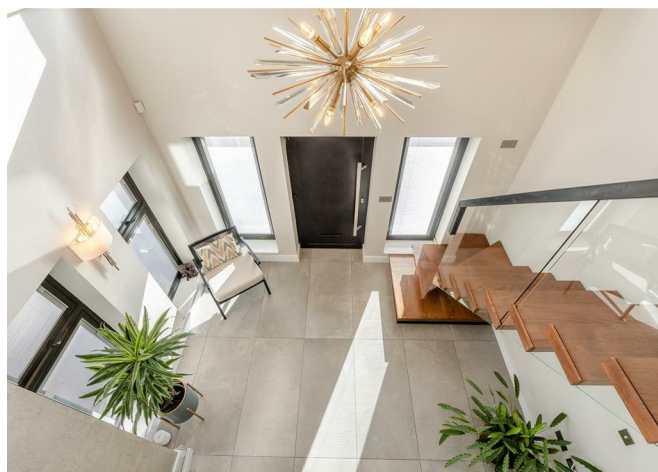
#### Paved driveway

- Impressive façade
- Garage
- Side gate access to rear garden
- Black slate rear garden patio for entertaining and alfresco dining
- Step up to Garden lawn
- Railway sleepers converted into borders for plants
- Gymnasium building
- Garden Shed
- Garden fencing for security and privacy
- Array of ornamental trees, herbs and flowers

### EPC Rating: C

Approximate total floor area: 3173 Sq. FT or 295 Sq. Meters

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

The property is located on a desirable position, close to Junction 7 of the M6, offering excellent access to the M42, M6 Toll, A38 and Birmingham International/NEC. Local amenities are available in nearby Park Hall, including shops, restaurants and services, while Walsall, Great Barr and Sutton Coldfield provide a wider range of retail, leisure and dining options. The area is well served by highly regarded schools, including Park Hall Primary, St Mary's the Mount, St Margaret's C of E, Barr Beacon, Whitecrest, Grove Vale and Queen Mary's Grammar (catchment to be confirmed with the local authority). Recreational opportunities are plentiful, with golf courses such as Walsall, Great Barr and Druids Heath nearby, along with Barr Beacon Nature Reserve and the extensive Sutton Park National Nature Reserve. Aldridge also offers a mix of traditional shopping areas, sporting clubs and green spaces, adding to the area's appeal.

## Description of Property

A home of elegance, this exquisite residence offers a harmonious blend of contemporary sophistication and classic refinement. From its striking façade and immaculate paved driveway to its thoughtfully landscaped gardens, every detail has been designed to impress while ensuring effortless modern living.

### Ground Floor

The journey begins in a grand reception hall, where five tall windows above the entrance flood the space with natural light. The polished light-grey marble floors, extending gracefully throughout the ground floor, set the tone for the home's refined interiors. From here, elegant French-style black metal and glass-panelled doors lead into the first of two spectacular drawing rooms. This room is defined by its two skylights, bespoke storage, a striking fireplace, and French doors opening seamlessly onto the rear garden patio. Beyond, a second drawing room awaits—an airy and distinguished space crowned by a central skylight, with another fireplace and direct garden access, making it perfect for both relaxation and entertaining. The heart of the home is the open-plan kitchen and breakfast area, featuring sleek, integrated appliances, extensive storage, and beautifully finished work surfaces that blend practicality with style. The adjoining dining room, illuminated by a central skylight, provides the ideal setting for both intimate family meals and formal occasions.

Additional ground floor highlights include a guest bathroom, a well-appointed utility room with access to the garage, and a study with a petite yet stylish fireplace—perfect for quiet reflection or working from home. Completing the ground floor is a sculptural floating wooden staircase with glass and wood-panelled balustrades, a contemporary center piece that rises elegantly to the first floor.

### First Floor

The upper level opens onto a generous gallery landing, creating an immediate sense of space and light. The principal bedroom suite is a sanctuary of calm, boasting extensive bespoke wardrobes and an elegant en-suite shower room. Three further bedrooms—two with built-in sliding wardrobes and one overlooking the rear gardens—offer ample accommodation for family and guests. A delightful family bathroom, complete with a freestanding bathtub, provides a spa-like retreat.

## Gardens and Grounds

Externally, the property is as impressive as its interiors. The paved driveway

leads to a garage and an imposing architectural façade. Side-gate access reveals the beautifully designed rear garden, where a black slate patio sets the stage for alfresco dining and entertaining. From here, steps rise to a lush garden lawn framed by railway sleepers repurposed as planting borders, filled with ornamental trees, fragrant herbs, and seasonal flowers. A dedicated gymnasium building, garden shed, and secure perimeter fencing add both convenience and privacy, ensuring the grounds are as functional as they are beautiful.

This residence represents a rare opportunity to acquire a home where elegance, comfort, and modern convenience converge in perfect harmony.

## Distances

- Walsall town centre: 3 miles
  - Sutton Coldfield town centre : 9–10 miles
  - Birmingham city centre: 10-11 miles
  - Birmingham International / NEC: 19 miles
  - Lichfield: 11 miles
  - M6 (Junction 7): 3 miles
  - M6 Toll (Junction 3): 8-10 miles (depending on the slip-road used)
- (Distances are approximate)

## Directions from Aston Knowles

From Sutton Coldfield High Street heading north-east towards the A34, Join the A34 out of Sutton Coldfield towards Walsall. The A454 is a key route between Sutton Coldfield and Walsall. When you reach Walsall, get onto the Walsall ring-road or A4148. Gillity Avenue is off the ring road near the B4151 Sutton Road/Gillity Avenue roundabout.

## Terms

- Tenure: ?Freehold?
- Local Authorities: Walsall
- Tax Band: ?E
- Average area broadband speed: 74 Mbps

## Services

We understand that mains water, gas and electricity 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.

## Viewings

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

## 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 all of 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 cannot be inferred that any item shown is included in the sale.

- Photographs taken September 2025
- Particulars prepared September 2025

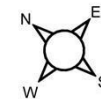
## Buyer Identity Verification Fee





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.

**Gillity Avenue, Walsall**  
**Approximate Gross Internal Area**  
**Main House = 2756 Sq Ft/256 Sq M**  
**Garage = 185 Sq Ft/17 Sq M**  
**Gym & Shed = 232 Sq Ft/22 Sq M**  
**Total = 3173 Sq Ft/295 Sq M**



**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 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 78      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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

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