

9 SPRINGVALE AVENUE
WALSALL
WS5 3QB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

**** OPEN DAY SATURDAY 4TH JULY 2026 - 2PM TO 4PM
NO APPOINTMENT NECESSARY****

This exceptional three-storey residence seamlessly blends timeless elegance with modern luxury, offering beautifully curated living spaces throughout.

The ground floor features a striking marble reception hall, a refined sitting room with artisanal fireplace, and a stunning open-plan kitchen, dining, and family area with central island, granite worktops, and integrated Bosch appliances. Bi-fold doors open onto the rear garden, while a cosy snug, utility room, and contemporary shower room complete the level.

Upstairs, four well-proportioned bedrooms include three with stylish ensuites and bespoke storage, alongside a dedicated office. The top floor is devoted to an impressive principal suite, featuring skylights, a walk-in dressing room, ensuite, and additional loft storage.

Set behind secure electronic gates, the property enjoys a block-paved driveway and an impressive façade. The rear garden offers a raised balcony patio for al fresco dining, a generous lawn, and a versatile outbuilding/gym, all within a private, enclosed setting.

EPC rating: C

Approximate total floor area: 3900 Sq. Ft or 362.8 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

This exceptional residence presents an elegant fusion of refined design and contemporary luxury, thoughtfully arranged across three beautifully appointed floors.

Ground Floor

A striking reception hall, finished with exquisite marble flooring and complemented by an extensive bespoke entry console, sets an immediate tone of sophistication. The principal sitting room offers a serene retreat, centred around an artisanal gas fireplace and enhanced by double French doors that flow seamlessly into the heart of the home. Plush cream carpeting and tranquil front-facing views create an inviting and refined atmosphere. A charming snug, complete with bespoke display shelving and matching plush carpeting, provides a versatile space for relaxation while enjoying views to the front aspect. The open-plan kitchen is a true centrepiece, featuring a substantial central island, pristine white granite worktops, and an abundance of soft-close cabinetry. A full suite of integrated appliances, including premium Bosch ovens, ensures both style and functionality.

The adjoining family dining and lounge area, finished in elegant marble flooring, is bathed in natural light and opens effortlessly onto the rear garden via expansive bi-fold doors—perfect for modern living and entertaining. A well-appointed utility room with herringbone parquet flooring, additional cooking facilities, and an inset sink adds further convenience. A contemporary ground floor shower room completes this level. A beautifully crafted staircase with wooden banisters and glass panels leads to the upper floors.

First Floor

The generous landing leads to a collection of well-proportioned bedrooms. Bedroom two features a luxurious walk-in wardrobe with bespoke storage and display shelving, alongside a stylish ensuite shower room. Bedroom three offers built-in wardrobes, front-facing views, and its own ensuite. A dedicated office provides an ideal workspace.

Bedroom four enjoys a walk-in wardrobe with custom storage, an ensuite shower room, and peaceful views over the rear garden. Bedroom five, overlooking the front of the property, offers further flexible accommodation. A continuation of the elegant staircase leads to the second floor.

Second Floor

The upper level reveals an impressive landing illuminated by a skylight,

leading to the lovely bedroom number one. This private sanctuary features dual skylights, access to two loft spaces, a spacious walk-in dressing room, and a beautifully appointed ensuite shower room.

Gardens and Grounds

The property is approached via secure electronic gates, opening onto a substantial block-paved driveway framed by boundary walls, creating both privacy and a sense of arrival. The impressive façade enhances the home's distinguished presence. To the rear, a beautifully designed garden offers a superb balance of leisure and practicality. A raised balcony patio provides an idyllic setting for entertaining and al fresco dining, overlooking a well-maintained lawn. A pathway leads to a versatile outbuilding, ideal as a gymnasium or studio, while a garden shed offers additional storage. The fully fenced garden ensures both privacy and security, completing this exceptional outdoor space.

Distances

- Walsall town centre: 2 Miles
- Sutton Coldfield town centre : 6 Miles
- Birmingham city centre: 8 Miles
- Birmingham International / NEC: 16 Miles
- Lichfield: 12 Miles
- M6 (Junction 7): 3 Miles
- M6 Toll (Junction 3): 13 Miles

(Distances are approximate)

Directions from Aston Knowles

From Aston Knowles estate agency on High Street (B72 1XA), head southwest toward Birmingham Road / A5127. Join A5127 (Birmingham Road). Continue along the A5127 heading toward Erdington / Birmingham. At the Scott Arms junction (major island). Take a right turn onto the A34 (Walsall Road) toward Walsall. Continue on A34. Stay on this road for a few miles, passing through Great Barr. Turn left onto Birmingham Road (A4148). Signposted toward Walsall town centre. Turn right onto Broadway North / Broadway (A4148). Continue following signs for Palfrey / Delves. Turn left onto Sutton Road (A4148). Stay on this road heading toward Palfrey / Walsall Arboretum. Turn right onto Broadway West, then shortly after. Turn left onto Springvale Avenue. Arrive at your destination. Property will be on your left.

Terms

Tenure: Freehold
Local Authority: Walsall
Tax Band: E
Average area Broadband speed: 67Mbps

Services

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

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.





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 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.

Photographs taken: April 2026
Particulars prepared: April 2026

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.

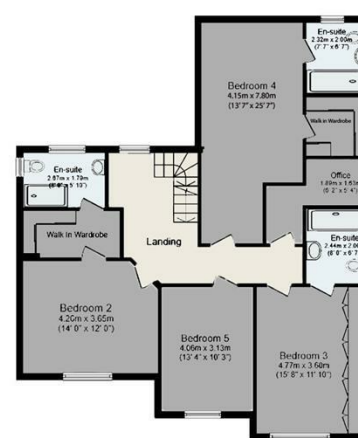
SPRINGVALE AVENUE, WALSALL, WS5 3QB

Approximate Gross Internal Area:
362.8 sq.m. (3,900 sq.ft)

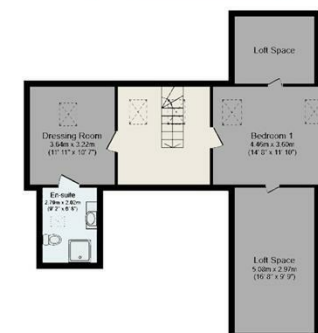
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



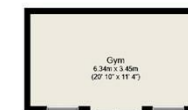
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area: 362.8 sq.m. (3,900 sq.ft)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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