



Portland Road, Aldridge  
Walsall, WS9 8NS

Offers in Excess of £600,000



# Aldridge

Offers in Excess of £600,000

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Enjoying an enviable position, a stone's throw from the centre of Aldridge and with excellent schools and transport links nearby, this fabulous, detached residence has been thoughtfully extended and comprehensively refurbished by the current owner, boasting high quality, contemporary fixtures and fittings and an internal viewing is essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage and door into the light and airy living room with a bay window to the front elevation and a feature wall mounted fire with remote control.

The showpiece of the property is the stunning kitchen / dining / family room which features underfloor heating and is bathed in light from 3 skylights and an impressive 6-leaf bifold door opening up into the rear garden. The kitchen area features a range of base / larder units, Quartz worktops with breakfast bar, integrated dishwasher and full height fridge and freezer and electric Rangemaster cooker with extractor over. A door leads through into the useful utility area which has further storage units, access to guest WC and doors into the garage and rear garden.

To the first floor there are four excellent bedrooms - two of which have ensuite shower facilities - and the well-equipped family bathroom with suite comprising WC, wash basin with contemporary vanity unit having pull-out drawers, freestanding bath and corner shower cubicle. A staircase leads from the landing to the second floor where there is a further generous double bedroom with ensuite shower facilities.

Externally, the good-sized rear garden has been beautifully landscaped and is predominantly lawned with a paved patio area and raised borders featuring a selection of shrubs / bushes. There is a newly laid driveway to the front of the property providing off-road parking for multiple vehicles and giving access to the garage via a roller-shutter door.





## Property Specification

**Living Room** 5.00m (16'5") plus bay x 3.45m (11'4")

**Kitchen / Dining / Family Room**  
6.68m (21'11") max x 6.13m (20'1") max

**Utility** 3.20m (10'6") x 1.05m (3'5")

**WC**

**Garage** 4.71m (15'5") x 2.35m (7'9")

### FIRST FLOOR

**Bedroom 1** 4.38m (14'5") x 3.51m (11'6") max

**Ensuite 1**

**Bedroom 2** 3.45m (11'4") x 2.99m (9'10") plus bay

**Ensuite 2**

**Bedroom 3** 3.95m (13') x 2.26m (7'5")

**Bedroom 4** 3.98m (13'1") max x 2.26m (7'5") max

**Bathroom** 2.48m (8'1") x 1.94m (6'4")

### SECOND FLOOR

**Loft Bedroom** 4.54m (14'11") x 3.39m (11'1")

**Ensuite (Loft Bedroom)**

### 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:

### Viewer's Note:

Services connected: All mains services connected.  
Council tax band: TBC  
Tenure: Freehold



# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

