



Webbs

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Millers Walk | Pelsall, Walsall | WS3 4QS

Open To Offers £350,000

 Webbs
estate agents

Summary

** NO CHAIN ** INTERNAL VIEWING IS ESSENTIAL ** MOTIVATED SELLER ** SOUGHT AFTER LOCATION ** FOUR BEDROOMS ** BATHROOM & ENSUITE ** THROUGH HALLWAY ** GUEST WC ** KITCHEN ** UTILITY ROOM * LOUNGE ** DINING ROOM ** CONSERVATORY ** GARAGE ** PRIVATE DRIVEWAY ** FRONT & REAR GARDENS ** FABULOUS PLOT ** RECENTLY REDECORATED & NEWLY FITTED CARPETS THROUGHOUT ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING THROUGHOUT **

Webbs Estate Agents have pleasure in offering this VERY WELL PRESENTED & recently decorated detached family home, situated in a popular location, being close to all local amenities, shops and schools. This lovely home briefly comprises: through hallway, guest WC, kitchen, utility room, lounge, dining room and conservatory. TO the first floor there is a landing leading to four bedrooms, family bathroom and having an ensuite shower room to master bedroom. Externally there is a private driveway, well maintained fore garden (potential for additional parking, garage and fully enclosed private rear garden. In addition the property has been recently redecorated and fully re-carpeted throughout. INTERNAL VIEWING IS STRONGLY ADVISED !!

Key Features

- NO CHAIN
- VIEWING IS ESSENTIAL
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- BATHROOM & ENSUITE
- POPULAR LOCATION
- MOTIVATED SELLER
- DETACHED FAMILY HOME
- KITCHEN / UTILITY ROOM
- DRIVEWAY, GARAGE & GARDENS

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

GUEST WC

KITCHEN

11'5" x 8'6" (3.50m x 2.60m)

UTILITY ROOM

8'6" x 5'24'11" (2.60m x 1.60m)

LOUNGE WITH DINING AREA

22'3" x 13'1" (6.80m x 4.00m)

CONSERVATORY

9'10" x 9'3" (3.00m x 2.82m)

LANDING

BEDROOM ONE

11'9" x 11'1" (3.60m x 3.40m)

ENSUITE

BEDROOM TWO

11'9" x 7'10" (3.60m x 2.40m)

BEDROOM THREE

10'5" x 7'10" (3.20m x 2.40m)

BEDROOM FOUR

10'5" x 7'2" (3.20m x 2.20m)

FAMILY BATHROOM

11'5" x 6'6" (3.50m x 2.00m)

GARAGE

15'5" x 7'6" (4.70m x 2.31m)

PRIVATE DRIVEWAY

FRONT & REAR GARDENS

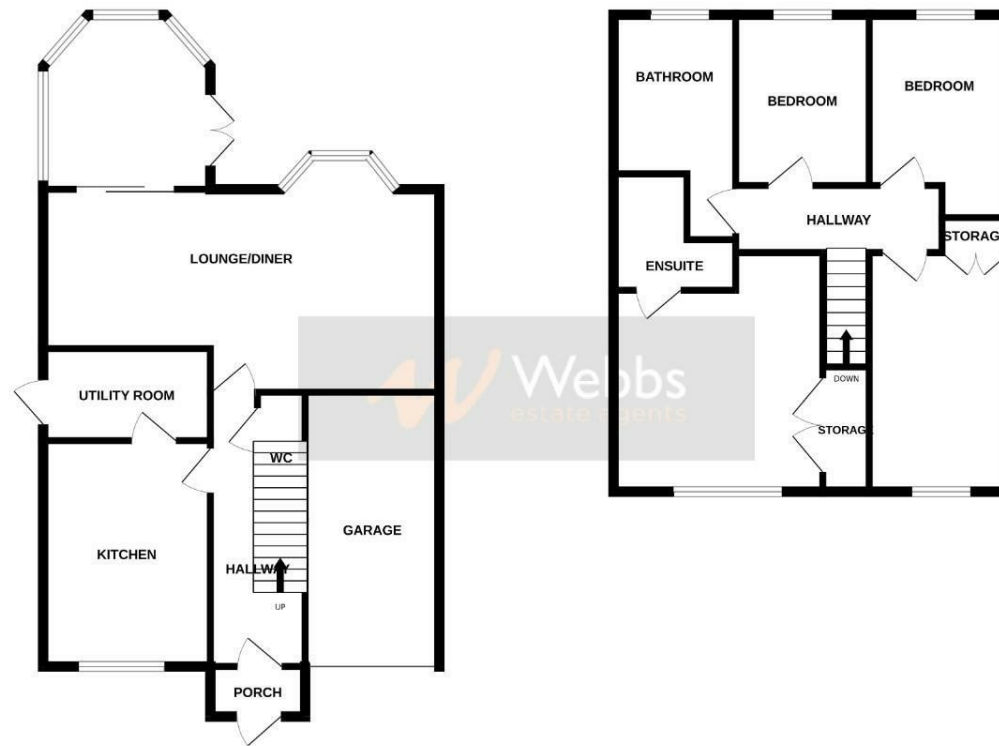
Identification Checks





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: A 100-109 kWh/m ²	Energy Efficiency Rating: B 81-100 kWh/m ²	Environmental Impact (CO ₂) Rating: B 100-135 g/m ²	Environmental Impact (CO ₂) Rating: A 75-100 g/m ²
Energy Efficiency Rating: B 71-100 kWh/m ²	Energy Efficiency Rating: C 51-70 kWh/m ²	Environmental Impact (CO ₂) Rating: C 136-170 g/m ²	Environmental Impact (CO ₂) Rating: B 101-135 g/m ²
Energy Efficiency Rating: C 41-70 kWh/m ²	Energy Efficiency Rating: D 21-40 kWh/m ²	Environmental Impact (CO ₂) Rating: D 171-205 g/m ²	Environmental Impact (CO ₂) Rating: C 136-170 g/m ²
Energy Efficiency Rating: D 21-40 kWh/m ²	Energy Efficiency Rating: E 11-20 kWh/m ²	Environmental Impact (CO ₂) Rating: E 206-250 g/m ²	Environmental Impact (CO ₂) Rating: D 171-205 g/m ²
Energy Efficiency Rating: E 11-20 kWh/m ²	Energy Efficiency Rating: F 6-10 kWh/m ²	Environmental Impact (CO ₂) Rating: F 251-300 g/m ²	Environmental Impact (CO ₂) Rating: E 206-250 g/m ²
Energy Efficiency Rating: F 6-10 kWh/m ²	Energy Efficiency Rating: G 1-5 kWh/m ²	Environmental Impact (CO ₂) Rating: G 301-350 g/m ²	Environmental Impact (CO ₂) Rating: F 251-300 g/m ²
Energy Efficiency Rating: G 1-5 kWh/m ²	Energy Efficiency Rating: G 1-5 kWh/m ²	Environmental Impact (CO ₂) Rating: G 351-400 g/m ²	Environmental Impact (CO ₂) Rating: G 301-350 g/m ²