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**Millers Walk | Walsall | WS3 4QS**  
Offers Over £440,000

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## Summary

\*\* DETACHED PROPERTY \*\* VERY POPULAR RESIDENTIAL LOCATION \*\* LIVING ROOM \*\* OPEN PLAN KITCHEN / DINER / FAMILY AREA \*\* GUEST WC  
\*\* FIVE BEDROOMS \*\* EN-SUITE TO MASTER BEDROOM \*\* FAMILY BATHROOM \*\* GARAGE \*\* DRIVEWAY \*\* GARDENS \*\* EARLY VIEWING ESSENTIAL  
\*\*

Webbs Estate Agents have pleasure in offering for sale this very well presented 5 bedroom detached family home located on a popular residential development in Pelsall. Being close to amenities, schools, shops and commuter links. Briefly comprising: entrance hallway, living room, open plan kitchen / diner / family area, and a guest WC. To the first floor, the landing leads to five bedrooms, with en suite to the master and a family bathroom. Externally there is driveway parking, a garage and a landscaped private rear garden. EARLY VIEWING IS ADVISED!.

## Key Features

- SUPERB DETACHED FAMILY HOME
- MASTER WITH EN SUITE
- KITCHEN/DINER/FAMILY ROOM
- FAMILY BATHROOM
- ENCLOSURE REAR GARDEN
- 5 BEDROOMS
- LIVING ROOM
- GUEST WC
- GARAGE, DRIVEWAY PARKING
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### LIVING ROOM

11'0" x 16'5" (3.36 x 5.02)

### KITCHEN/DINER/FAMILY ROOM

27'4" x 10'5" (8.34 x 3.19)

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'1" x 11'2" (3.40 x 3.41)

### EN SUITE

4'4" x 4'9" (1.34 x 1.47)

### BEDROOM TWO

11'2" x 9'5" (3.42 x 2.88)

### BEDROOM THREE

8'10" x 12'1" (2.71 x 3.70)

### BEDROOM FOUR

8'8" x 11'4" (2.66 x 3.46)

### BEDROOM FIVE

9'3" x 6'9" (2.82 x 2.07)

### FAMILY BATHROOM

6'8" x 6'2" (2.05 x 1.9)

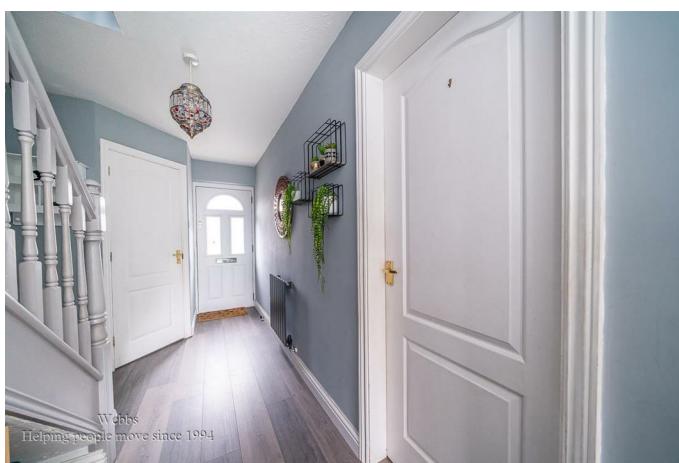
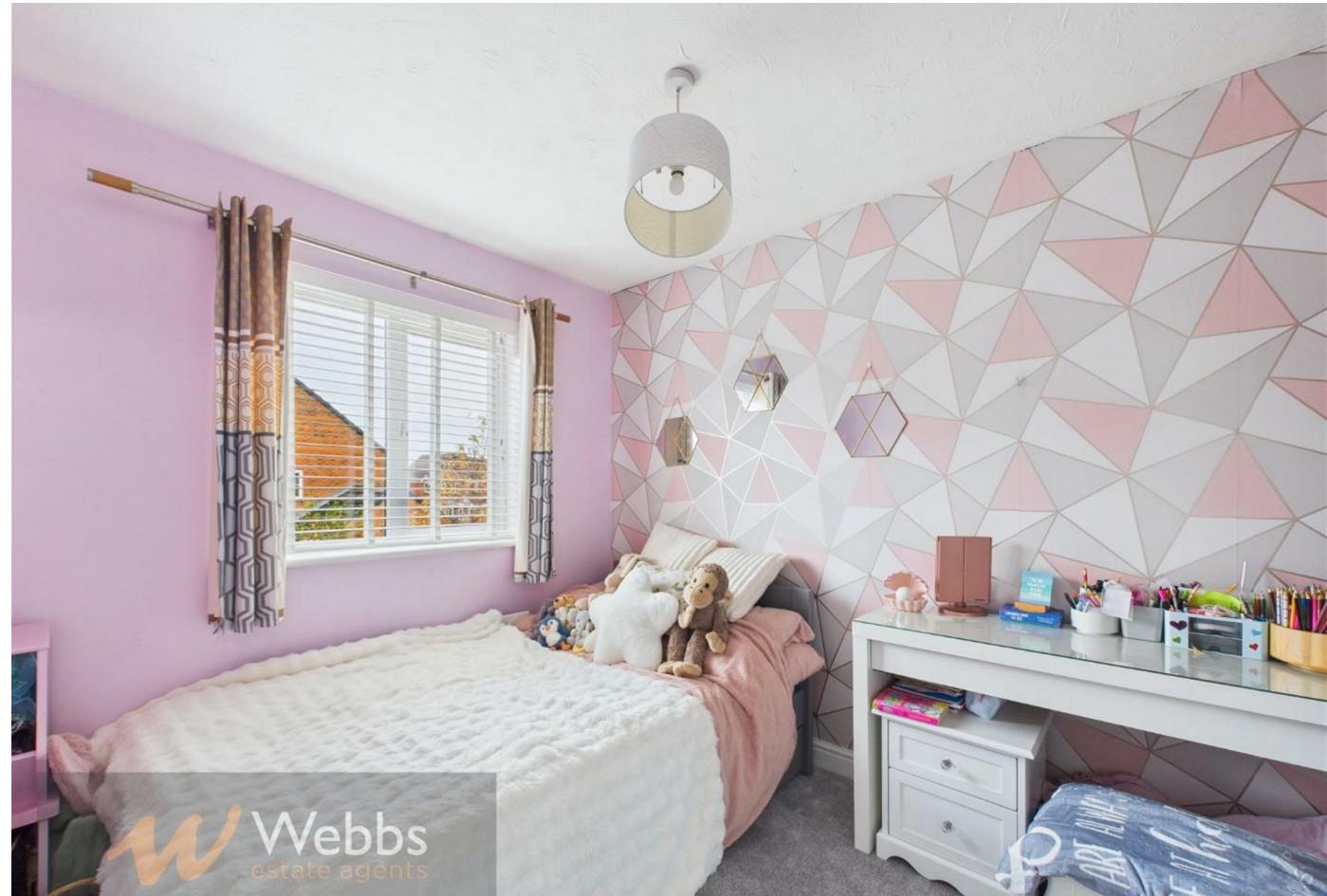
### GARAGE

### OUTSIDE

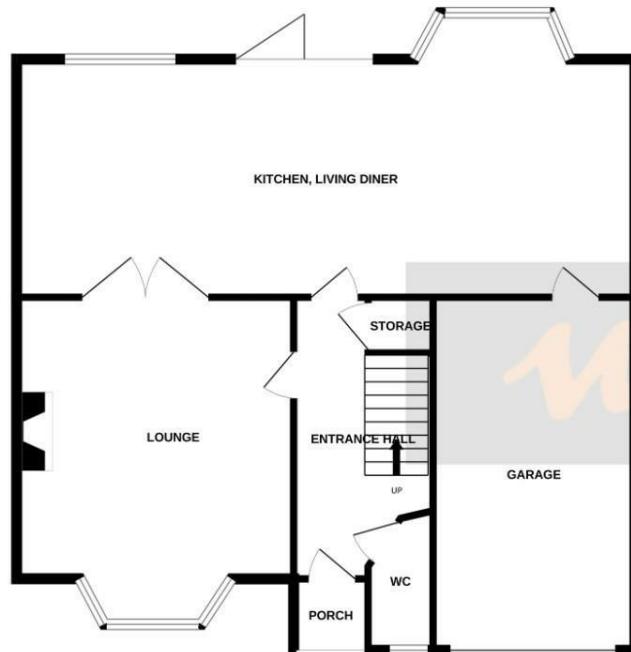
### Premium Conveyancing (B)

### Identification Checks B

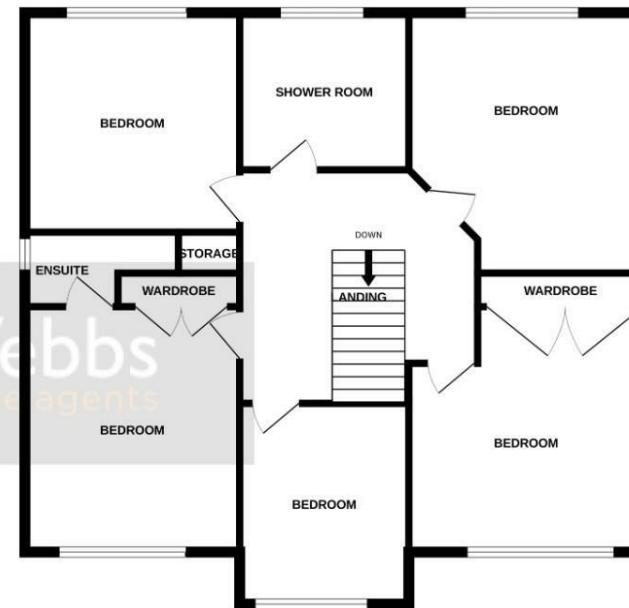




GROUND FLOOR



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 <sub>2</sub> ) Rating	
Current		Potential	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	83	
91-100 A	91-100 A		
81-90 B	81-90 B		
71-80 C	71-80 C		
61-70 D	61-70 D		
51-60 E	51-60 E		
41-50 F	41-50 F		
31-40 G	31-40 G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	