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**Mill Road | Pelsall, Walsall | WS4 1BT**  
**Offers In The Region Of £410,000**

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estate agents



## Summary

**\*\* STUNNING EXTENDED HIGH SPECIFICATION TRADITIONAL DETACHED RESIDENCE \*\* FOUR GOOD SIZED BEDROOMS TO THE FIRST FLOOR \*\* ALTERED AND IMPROVED TO A VERY HIGH STANDARD THROUGHOUT \*\* DECEPTIVELY SPACIOUS AND LIGHT ACCOMMODATION \*\* MUCH SOUGHT AFTER AND CONVENIENT LOCATION \*\* EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS \*\* GENEROUSLY SIZED PRIVATE AND MATURE REAR GARDEN WITH 7.00M X 6.00M MULTIFUNCTIONAL OUTBUILDING \*\* EXTENDED OPEN PLAN MAIN LIVING ROOM \*\* IMMACULATELY MAINTAINED \*\* IMPRESSIVE MODERN KITCHEN/ FAMILY DINING ROOM \*\* BREAKFAST AREA \*\* UTILITY \*\* GUEST WC \*\* RE-FITTED MODERN BATHROOM, EN SUITE \*\* GARAGE AND GATED DRIVEWAY TO THE FORE WITH PLENTY OF PARKING SPACE \*\* DON'T BE DISAPPOINTED EARLY VIEWING ADVISED \*\***

Webbs Estate Agents are proud to the market this stunning traditional detached property that has been extended and altered to a very high standard creating spacious high specification family sized living space throughout while being situated in a very sought after and convenient location close to amenities, shops and schools. In brief the ground floor consists of a large entrance hallway, doors radiate off to an extended main living room with open plan access to a highly impressive modern high spec fitted kitchen/family dining entertaining room, breakfast area, utility/laundry room and guest WC. The first floor landing provides access to four bedrooms and a modern re-fitted family bathroom and en suite. Externally the property has a generous gated front driveway providing parking for several cars and leads to a side garage/store, the rear garden is private, mature and secluded with plenty of space to enjoy outdoor living including a multifunctional outbuilding at the rear. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT!!!! Call Aldridge office on 01922 288800.

## Key Features

- STUNNING EXTENDED TRADITIONAL DETACHED HOUSE
- FOUR BEDROOMS, MODERN BATHROOM AND EN SUITE
- LARGE MAIN LIVING ROOM
- GATED DRIVEWAY AND PLENTY OF PARKING
- CLOSE TO AMENITIES. SCHOOLS AND SHOPS
- IMPROVED TO A VERY HIGH STANDARD THROUGHOUT
- IMPRESSIVE OPEN PLAN KITCHEN/FAMILY DINING ROOM
- BREAKFAST AREA, UTILITY AND GUEST WC
- LARGE MATURE PRIVATE GARDEN WITH OUTBUILDING
- DOUBLE GLAZING AND GAS CENTRAL HEATING

## Rooms and Dimensions

### Reception hall

### Extended main living room

24'7" x 11'4" (7.50m x 3.47m)

### Open plan fitted kitchen and dining room

20'11" x 11'0" (6.40m x 3.37m)

### Breakfast area

11'1" x 6'9" (3.38m x 2.07m)

### Laundry/utility room

9'4" x 5'8" (2.87m x 1.74m)

### Guest WC

### First floor landing

### Bedroom one

12'11" x 10'3" (3.96m x 3.14m)

### Bedroom Two

15'9" x 5'10" (4.82m x 1.78m)

### En suite

### Bedroom three

10'3" x 10'4" (3.13m x 3.15m)

### Bedroom four

8'2" x 7'10" (2.49m x 2.40m)

### Family bathroom WC

### Gated front driveway

### Integral garage/store

12'4" x 6'7" (3.76m x 2.03m)

### Private and enclosed mature rear garden

### Large multi functional outbuilding

22'11" x 19'8" (7.00m x 6.00m)

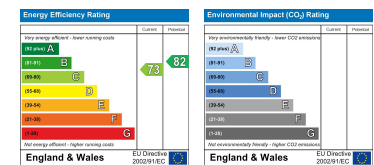






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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