



61 Mill Road, Pelsall,
Walsall, WS4 1BT

Offers in the Region Of £269,500

Pelsall

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Set on a corner plot and ideally situated for access to schools and amenities, this superb semi-detached house boasts beautifully presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, light and airy living room with bay window to the front elevation and stunning open-plan kitchen/dining/family room which features a range of wall and base units, striking quartz worktops, Belfast style sink, integrated fridge, freezer, dishwasher, oven and induction hob, space for a table and French windows giving access to the rear garden. Completing the ground floor there is a study/play/hobby room and useful utility room with wall units, plumbing for a washing machine, wall mounted central heating boiler, access to guest WC and door into the garden.

To the first floor there are three bedrooms - two generous double bedrooms and a single - and there is a superb bathroom with white suite comprising WC, wash basin and bath with mains shower over.

Externally, the rear garden is laid mainly to lawn with a paved patio area and there is a further lawned fore-garden with off-road parking available accessed via Leighs Road.





Property Specification

Porch -	2.06m (6'9") x 0.64m (2'1")
Hall -	2.73m (8'11") x 2.06m (6'9")
Lounge -	4.12m (13'6") max into bay x 3.30m (10'10")
Dining/Family Area -	5.46m (17'11") x 3.41m (11'2") max
Kitchen Area -	3.20m (10'6") max x 3.01m (9'11")
Utility -	2.04m (6'8") x 1.38m (4'6")
WC -	1.76m (5'9") x 0.87m (2'10")
Study/Playroom -	3.01m (9'11") x 2.20m (7'3")
Bedroom 1 -	3.51m (11'6") x 3.46m (11'4")
Bedroom 2 -	4.30m (14'1") max into bay x 3.35m (11')
Bedroom 3 -	2.39m (7'10") x 2.10m (6'11")
Bathroom -	2.37m (7'9") x 1.85m (6'1")

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: 10th January 2024

Viewer's Note:

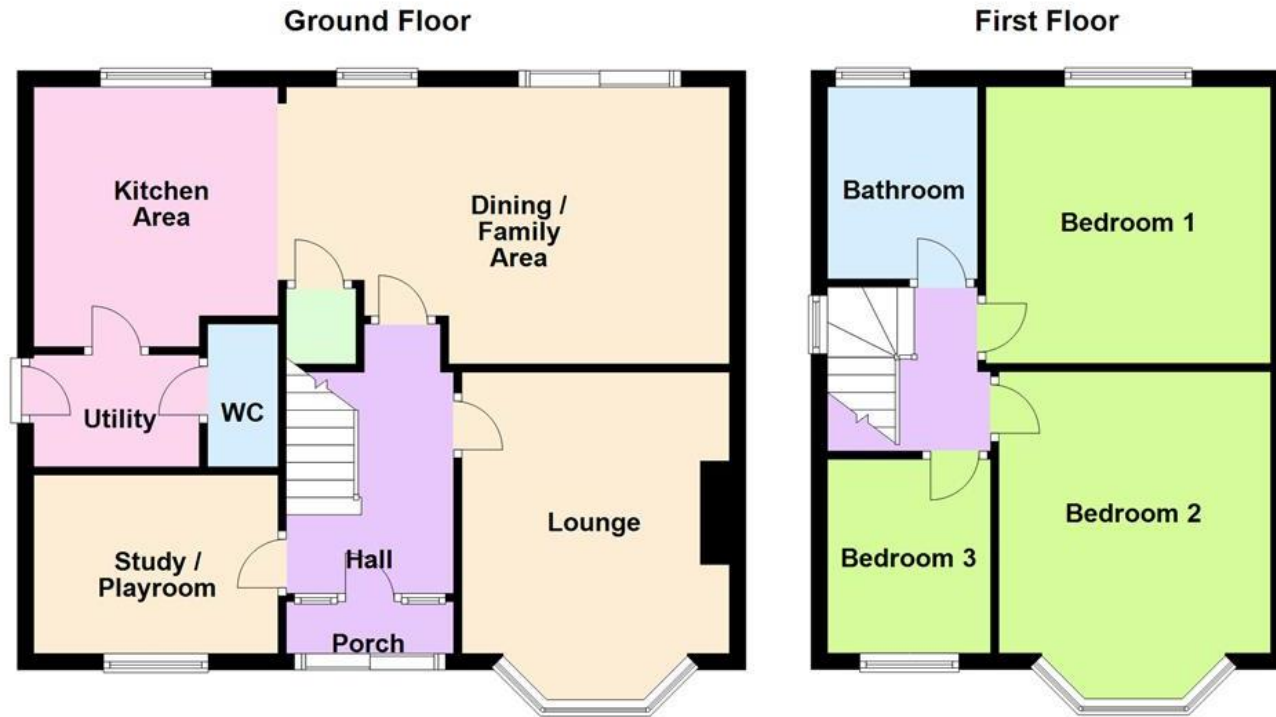
Services connected: Gas, Water, Electric & Drainage

Council tax band: C

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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

