



Millfield Avenue, Pelsall
Walsall, WS4 1DD

Guide Price £270,000

Pelsall

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Paul Carr Estate Agents are excited to bring to the market this traditional style detached property that would make an ideal family home. Located close to local schools, transport links and amenities, it really is a gem of a property and should be viewed in order to be fully appreciated.

To the ground floor, you enter the property into the welcoming hallway that has multiple doors leading off through to; dining room with lovely bow window, living room with pleasant views over the rear garden, light and airy kitchen with multiple base and wall units and electric oven, utility room which also houses the downstairs w/c and has a door off leading to the rear garden, there is also a door leading through to the useful garage.

To the first floor, the master bedroom benefits from the bow window and fitted wardrobes, the second bedroom is a great sized double and the third bedroom is a single room. The family bathroom comprises of bath with overhead shower and sink, the toilet is separate.

Externally, the enclosed rear garden has a patio and the rest is mainly laid to lawn and bordered with bushes and hedges. There is a driveway to the front providing space for parking.

Millfield Avenue is being sold with no onward chain and should not be missed, call us on 01922 454 014 to arrange a viewing.





Property Specification

LOCATED IN THE POPULAR LOCATION OF PELSALL
DETACHED TRADITIONAL STYLE FAMILY HOME
DRIVEWAY PROVIDING PARKING TO THE FRONT
SPACIOUS ENCLOSED REAR GARDEN
TWO SEPARATE RECEPTION ROOMS

Dining Room 4.23m (13'10") x 3.20m (10'6")

Living Room 4.58m (15') x 3.18m (10'5")

Porch

Hall

Cupboard

Kitchen 2.50m (8'2") x 2.50m (8'2")

Cupboard

Utility 4.45m (14'7") max x 1.76m (5'9")

WC

Garage 5.22m (17'2") x 2.34m (7'8")

Bedroom 1 4.22m (13'10") max x 3.22m (10'7")

Bedroom 2 3.80m (12'6") x 3.18m (10'5")

Bathroom 2.50m (8'2") x 1.69m (5'7")

WC 1.50m (4'11") x 0.76m (2'6")

Bedroom 3 2.35m (7'8") x 1.97m (6'6")

Landing



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: Gas, Electricity, Water & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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

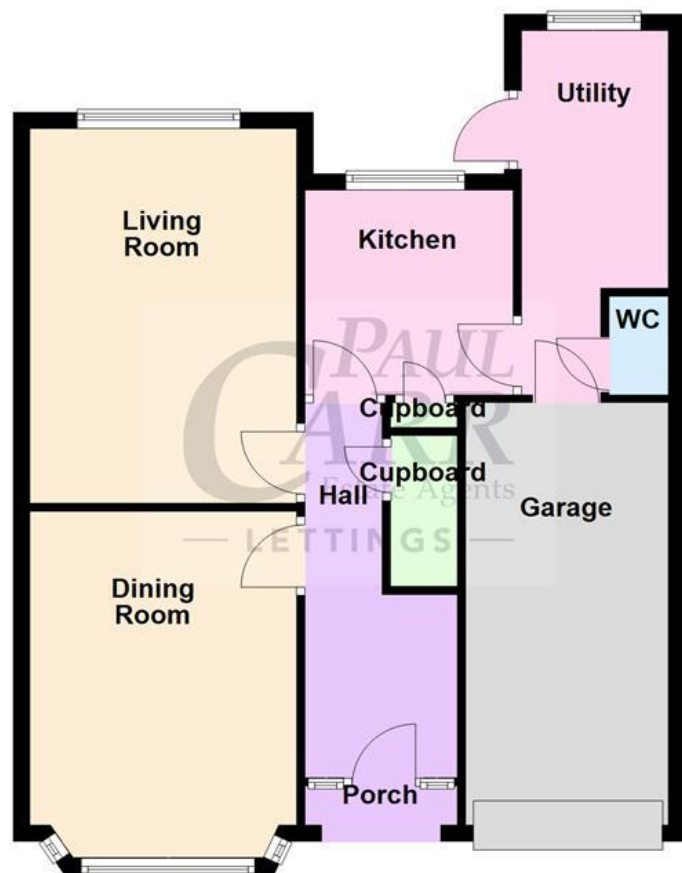
Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map Location



Ground Floor



First Floor

