



8 Mellish Drive,
Walsall, WS4 2HW

Offers in the Region Of £725,000

Walsall

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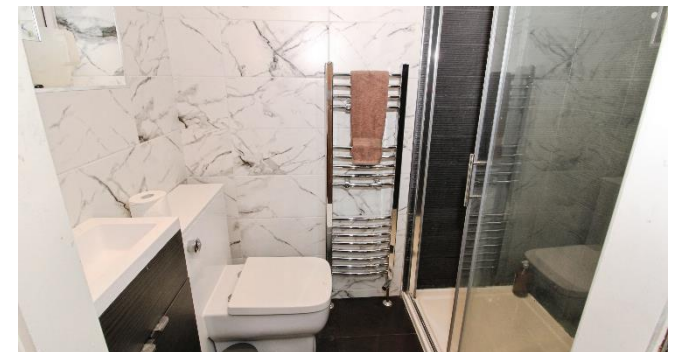


This substantial five-bedroom detached house is offered for sale in a sought-after residential area of Walsall, convenient for local amenities, reputable schools and public transport links, with an internal viewing essential to fully appreciate all it has to offer.

The ground floor features under-floor heating and centres on a spacious lounge/family room with a striking media wall with stylish electric fire fitted and bifold doors opening directly onto the enclosed rear garden, creating a strong connection between indoor and outdoor space. This room is open-plan to an impressive breakfast kitchen featuring a central island with breakfast bar, a comprehensive range of fitted units and integrated appliances including oven, microwave oven, warming drawer, dishwasher and five-ring gas hob with extractor over, as well as pop-up sockets for practical everyday use. There is an additional family room, bathed in light from two large windows and having access to the under-stairs storage cupboard and secure side-access. A useful utility room off the kitchen and a guest WC off the hallway complete the ground floor accommodation. There is ample driveway parking to the front, together with a useful storage garage.

Upstairs, the generous main bedroom offers fitted wardrobes, an en-suite shower room and access to a balcony. A second double bedroom also benefits from fitted wardrobes and its own en-suite. Two further double bedrooms include fitted wardrobes, while a fifth double bedroom provides additional flexibility. The family bathroom is fitted with WC, wash basin and a bath with rainfall shower over.

The property is well positioned for access to Walsall town centre, which offers a range of shops, cafés and everyday services, as well as nearby green spaces including Walsall Arboretum. Walsall railway station provides services towards Birmingham and beyond, with journey times to Birmingham New Street typically around 20-25 minutes, and there are local bus routes connecting surrounding neighbourhoods.





Property Specification

Hall

Lounge/Dining Room - 25' 5" x 17' 11" (7.75m x 5.47m)

Breakfast Kitchen - 17' 9" x 15' 10" (5.41m x 4.82m)

Utility - 6' 11" x 7' 11" (2.11m x 2.42m)

Family Room - 15' 1" x 17' 11" (4.60m x 5.47m)

WC - 6' 11" x 2' 7" (2.11m x 0.80m)

Storage Garage - 12' 2" x 7' 11" (3.70m x 2.42m)

Bedroom 1 - 18' 10" into wardrobes
x 12' 7" max (5.75m x 3.83m)

Ensuite 1 - 6' 7" x 3' 10" (2.01m x 1.18m)

Bedroom 2 - 11' 11" x 15' 11" (3.62m x 4.85m)

Ensuite 2 - 5' 9" x 6' 5" (1.74m x 1.95m)

Bedroom 3 - 11' 10" x 11' 1" (3.60m x 3.37m)

Bedroom 4 - 11' 8" x 8' 9" (3.56m x 2.66m)

Bedroom 5 - 11' 11" x 8' 11" (3.63m x 2.71m)

Bathroom - 8' 11" x 6' 5" max (2.73m
x 1.95m)

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: 13th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

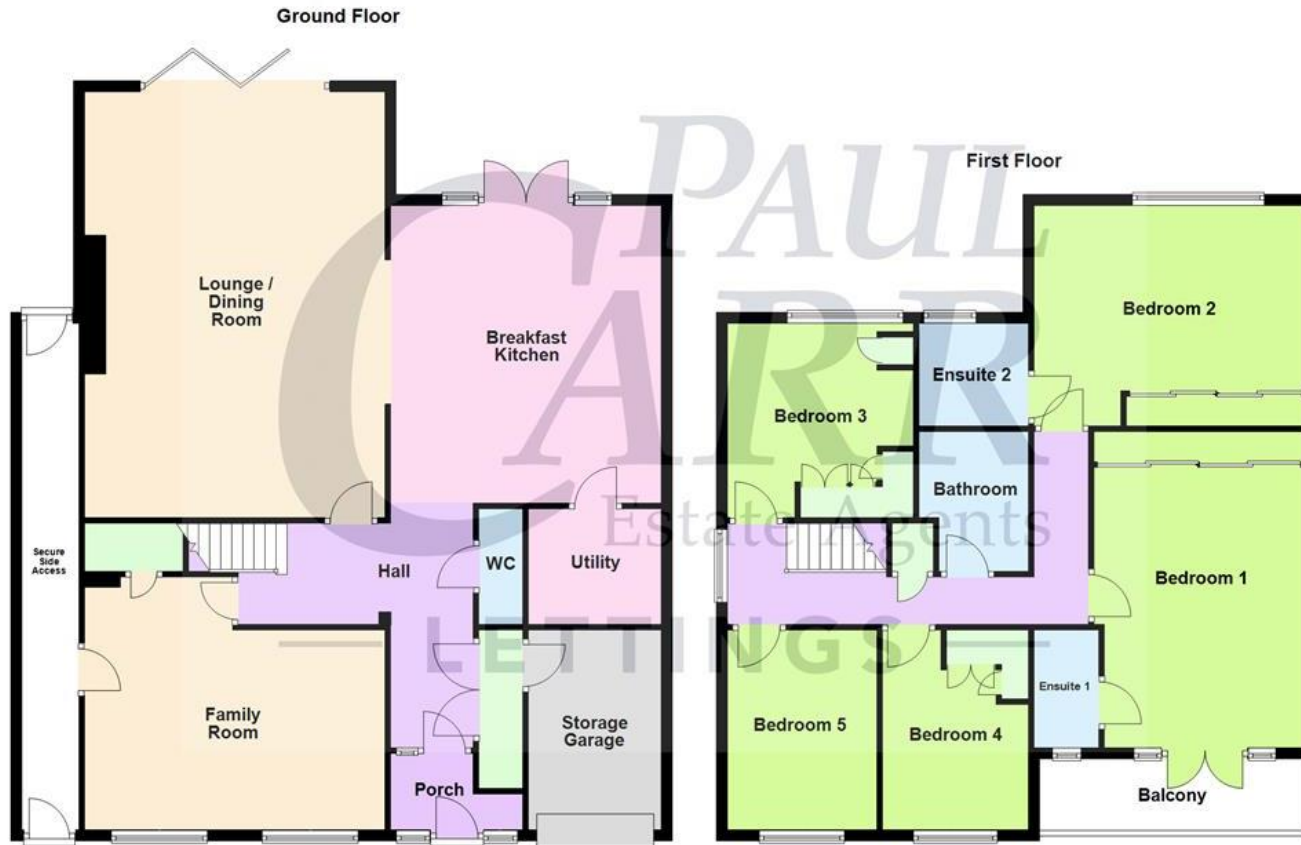
Services connected: Gas, electricity, water and drainage.

Council tax band: E

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		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

