



72 Mellish Road,
Walsall, WS4 2EB

Offers Over £700,000

Walsall

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Paul Carr Estate Agents are delighted to present for sale, this exceptional detached house, situated on the sought-after Mellish Road in Walsall.

This beautifully appointed five-bedroom residence is ideally located within easy access of Walsall centre, renowned local schools, and the scenic Walsall Arboretum. Enjoy the convenience of excellent public transport links and a host of nearby amenities, making this home perfect for growing families.

The property boasts a generous driveway at the front, while the spacious rear garden offers ample space for outdoor entertaining and relaxation.

Internally, the ground floor welcomes you with two well-proportioned reception rooms. The light-filled main lounge / dining room features an attractive bay window to the front and folding doors providing the flexibility to separate the two areas, and also gives direct access to a charming conservatory that opens to the garden. A versatile second reception room overlooks the garden and provides a superb study or playroom, with French windows leading outdoors.

The kitchen is exceptionally well-equipped with a comprehensive range of fitted units, a 5-ring gas hob, integrated double oven, microwave, and plumbing for a dishwasher. There is also space for an American-style fridge-freezer and access to a practical utility room.

The property offers five bedrooms, including four doubles (three with fitted wardrobe space) - and a single. The principal and second bedrooms benefit from a "Jack and Jill" ensuite, while the family bathroom features a large spa bath, separate shower cubicle, twin basins and under-floor heating.

A ground-floor shower room has been created from the converted garage, which also provides a hobby area and useful storage space at the front.

Viewing is highly recommended to fully appreciate the size and versatility of this wonderful family home.





Property Specification

Hall

Dining Area - 3.71m (12'2") plus bay x 3.48m (11'5")

Lounge Area - 5.15m (16'11") x 3.48m (11'5")

Conservatory - 3.80m (12'5") max x 3.38m (11'1") max

Breakfast Kitchen - 4.70m (15'5") x 2.97m (9'9") max

Utility Area - 2.53m (8'4") x 2.22m (7'3")

Study/Playroom - 3.36m (11') x 2.70m (8'10") max

Shower Room - 2.12m (6'11") x 1.48m (4'10")

WC

Bedroom 1 - 4.61m (15'1") x 3.73m (12'3")

Bedroom 2 - 3.66m (12') x 2.95m (9'8")

Jack and Jill En-suite - 2.46m (8'1") x 1.48m (4'10")

Bedroom 3 - 3.92m (12'10") plus bay x 3.48m (11'5")

Bedroom 4 - 3.48m (11'5") x 3.46m (11'4")

Bedroom 5 - 2.55m (8'4") x 2.13m (7')

Bathroom - 3.74m (12'3") x 2.22m (7'3")

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:

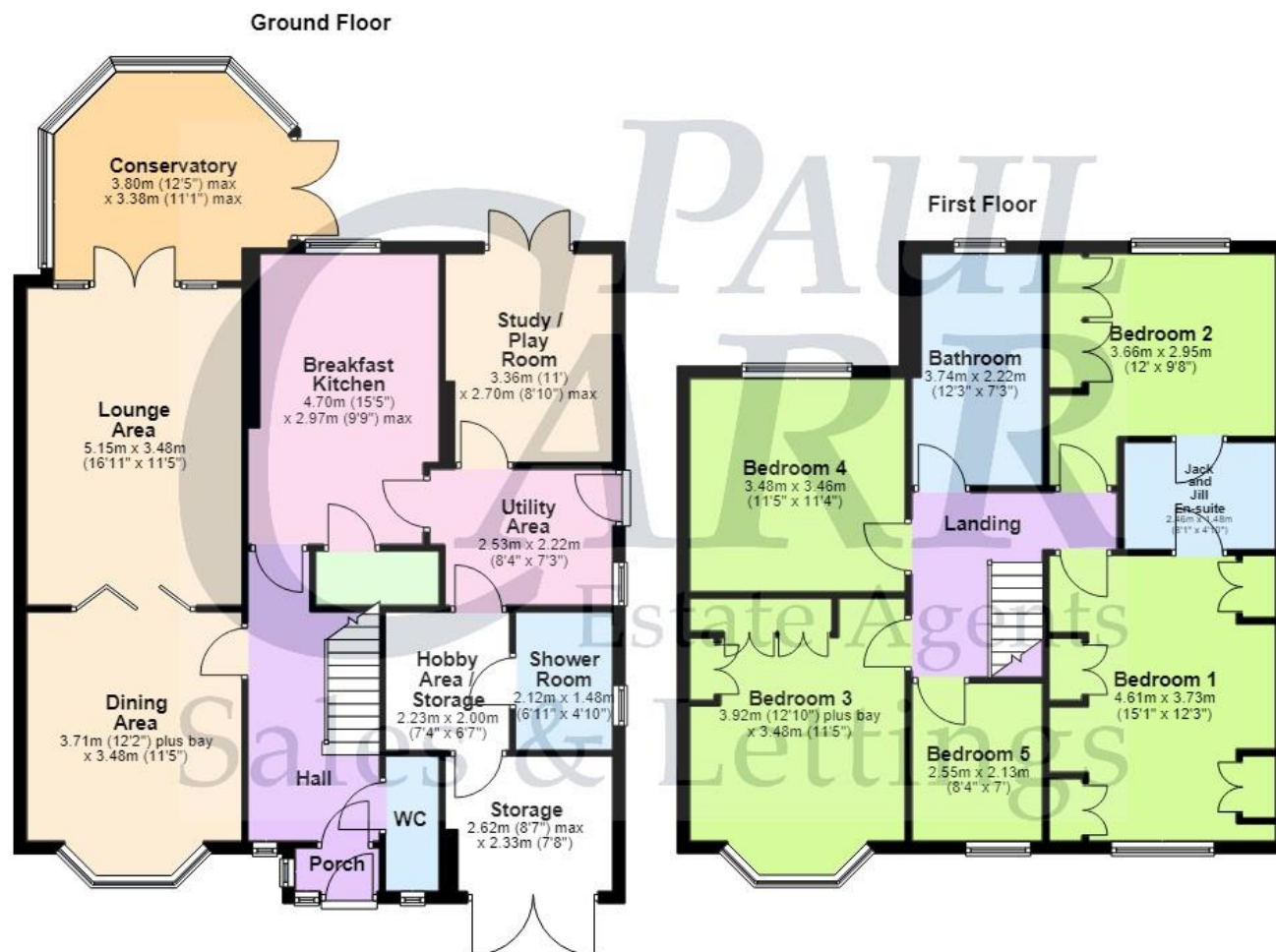
Services connected: Gas, Water, Electric & Drainage

Council tax band: F

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		
(55-68)	D	67	72
(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

