



1a Millfield Avenue,
Walsall, WS3 3QS

Offers in Excess of £395,000

Walsall

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Ground Floor

The hallway includes downlighters, a radiator, stairs to the first-floor landing and doors leading to the ground-floor rooms. The lounge features a double-glazed rear window, downlighters, French-style doors to the garden and two radiators.

The kitchen includes a double-glazed bay window to the front, downlighters, wall and base units, a feature island with storage and wine rack, one-and-a-half bowl sink with drainer and mixer tap, integrated hob, oven, dishwasher, washer and dryer, a free-standing American-style fridge and a radiator.

The downstairs WC offers a radiator, downlighter, vanity wash hand basin and low flush WC.

First Floor

The landing has downlighters, stairs to the second floor and doors to all rooms. Bedroom one includes downlighters, two built-in wardrobes, a radiator, two double-glazed rear windows and access to the en-suite, which offers a low flush WC, vanity wash hand basin, downlighters, heated chrome towel rail, extractor fan and shower cubicle with shower over. Bedroom two includes a front double-glazed window, downlighters and radiator. Bedroom three features a front double-glazed window, downlighters and radiator.

The family bathroom provides a bath with shower over, wash hand basin, low flush WC, downlighters, an obscure side window and a heated chrome towel rail.

Second Floor

The landing includes a loft hatch, downlighters and ceiling light point, with doors to the remaining rooms. Bedroom four features a radiator, downlighters and two front double-glazed Velux windows. Bedroom five includes a radiator, fitted wardrobes, downlighters and two rear double-glazed Velux windows.

The shower room provides an obscure double-glazed side window, downlighters, wash hand basin, low flush WC, walk-in shower cubicle with shower over and a heated chrome towel rail.

Exterior

The front of the property features a block-paved driveway with a well-kept garden and a pathway leading to the entrance.

The rear includes a block-paved patio with steps to a well-maintained garden enclosed by boundary fencing, along with a foundation in place for a garden room and an additional side access gate from the front pathway.





Property Specification

Entrance Hallway

Lounge -	16' 0" x 13' 4"	(4.87m x 4.06m)
Kitchen/Diner -	16' 0" x 15' 4"	(4.87m x 4.67m)
Downstairs WC -	5' 1" x 2' 5"	(1.55m x 0.74m)
Bedroom One -	16' 0" x 13' 4"	(4.87m x 4.06m)
Ensuite -	5' 4" x 5' 4"	(1.62m x 1.62m)
Bedroom Two -	15' 4" x 9' 7"	(4.67m x 2.92m)
Bedroom Three -	5' 7" x 15' 4"	(1.70m x 4.67m)
Family Bathroom -	6' 7" x 5' 7"	(2.01m x 1.70m)
Bedroom Four -	16' 0" x 10' 2"	(4.87m x 3.10m)
Bedroom Five -	16' 0" x 8' 1"	(4.87m x 2.46m)
Shower Room -	4' 5" x 6' 6"	(1.35m x 1.98m)

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: 4th December 2025

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:

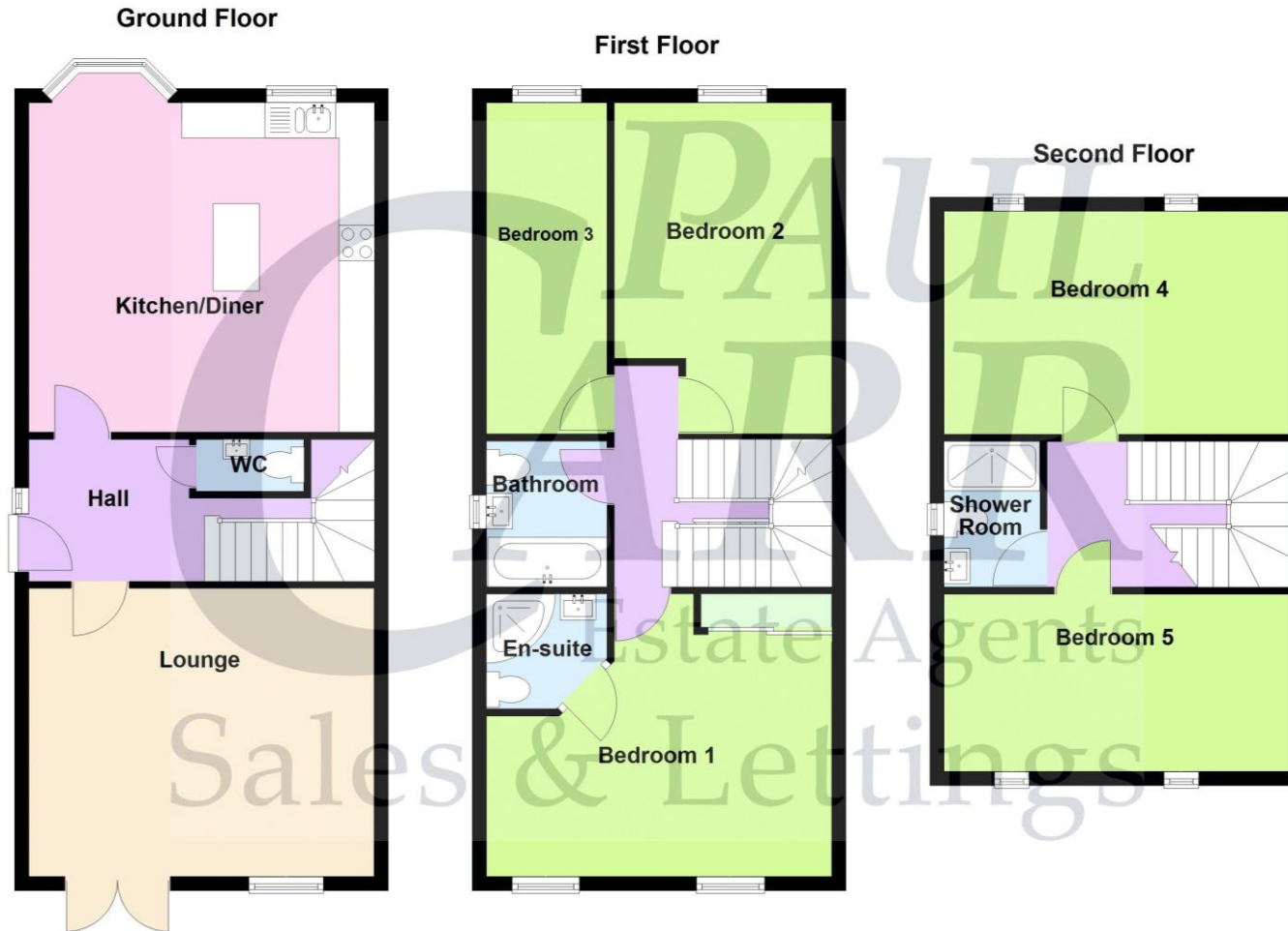
Services connected: Gas, water, electric & drainage

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	80	83
(69-80)	C		
(55-68)	D		
(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

