PAUL CARR Estate Agents Sales & Lettings

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91 Mellish Road, Walsall, WS4 2DF

Offers in the Region Of £850,000

Walsall

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If you are looking for your dream family home with the "WOW factor" then look no further! This fabulous, detached residence occupies a highly sought after location within easy reach of amenities, schools and transport links and has been tastefully extended and improved by the current owner, boasting immaculately 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 the first floor, guest WC off and access to the light and airy sitting room bathed in light from a bay window to the front elevation and having an attractive fireplace with open fire inset. Completing the ground floor there is the stunning open-plan kitchen/dining/family room which features a large roof lantern, 5-leaf bi-fold doors to the rear garden, underfloor heating in the extension and having a wide selection of fitted units, quartz worktops and breakfast bar, integrated microwave oven, plate warmer, oven, dishwasher, wine cooler, induction hob with extractor and space for an American style fridge freezer.

To the first floor, bedroom one is a generous double bedroom with fitted wardrobes, Juliet balcony and ensuite shower room and there are three further double bedrooms (ensuite and dressing room to bedroom two) and the well-equipped family bathroom with suite comprising WC, wash basin, bath and shower cubicle with mains shower fitment.

A further staircase leads to the second floor where there is a further double bedroom with access to eaves storage and door into the luxury ensuite bathroom with suite comprising WC, wash basin, freestanding slipper bath and shower cubicle with mains shower fitted.

Externally, there is a large, neatly maintained rear garden which is laid mainly to lawn with a paved patio area and a wide selection of shrubs/bushes and there is driveway parking to the front of the property with access to the tandem garage.





























Property Specification

Hall -	5.64m (18'6") x 2.49m (8'2")
Sitting Room -	4.36m (14'4") max x 3.04m (10') max
Lounge Area -	7.19m (23'7") max x 4.38m (14'4") max
Open-Plan Kitchen/Dining/Family Room -	8.74m (28'8") max x 8.30m (27'3") max
WC -	3.04m (10') x 1.36m (4'6")
Utility -	2.62m (8'7") x 2.11m (6'11")
Tandem Garage -	9.83m (32'3") x 2.62m (8'7")
Bedroom 1 -	5.94m (19'6") max / 3.89m (12'9") min x 4.04m (13'3") max
Ensuite -	1.90m (6'3") x 1.58m (5'2")
Bedroom 2 -	3.34m (10'11") x 3.21m (10'6")
Dressing Room -	2.62m (8'7") x 1.80m (5'11")
Ensuite Bathroom -	2.62m (8'7") x 1.71m (5'7")
Bedroom 3 -	4.15m (13'7") x 3.04m (10')
Bedroom 4 -	3.34m (10'11") x 2.85m (9'4")
Bathroom -	3.19m (10'6") x 2.06m (6'9")
Bedroom 5 -	5.64m (18'6") x 2.99m (9'10")
Ensuite Bathroom -	2.99m (9'10") x 2.88m (9'5")

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.

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 £47.50 + VAT (£57 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: F

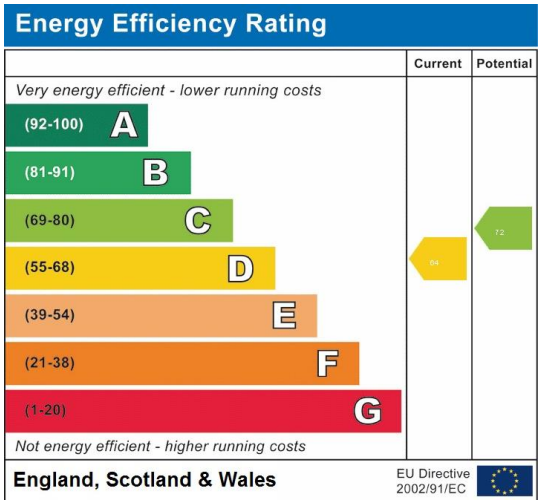
Tenure: Freehold

Floor Plan

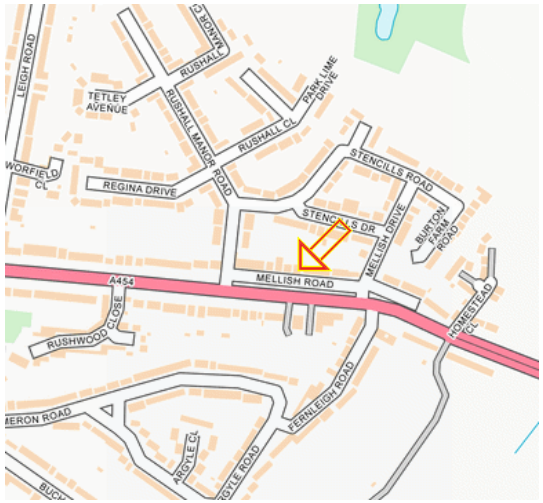
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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OnTheMarket.com

rightmove.co.uk
The UK's number one property website

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