



Mill Road, Pelsall
Walsall, WS4 1BT

£400,000

Paul Carr Estate Agents are delighted to present to market this exceptional four-bedroom detached house set in a popular Pelsall location, offering extended accommodation, ideally suited to families seeking access to local amenities, schools and transport links.

The ground floor features a light and spacious lounge with bow window to the front and double doors leading through to the stunning kitchen / diner. This impressive space offers a range of fitted units with quartz worktops, breakfast bar, integrated double oven, hob, microwave and dishwasher. Two skylights and bifold doors to the rear provide excellent natural light and direct access to the large rear garden. A utility room with guest WC completes the practical ground floor layout. Stylish herringbone Karndean flooring runs throughout much of the ground floor.

Upstairs, there are three double bedrooms and one single bedroom, with one of the double bedrooms benefiting from an ensuite shower room with WC, wash basin and corner shower cubicle. The well-equipped family bathroom includes WC, wash basin, bath and separate shower cubicle.

Externally, the property offers generous driveway parking and a large rear garden, complemented by a versatile garden room, ideal for use as a home office, hobby space or home gym.

The house is well placed for local amenities of Pelsall and Aldridge, including shops, cafés and everyday services. Nearby schools cater for a range of ages, making the area popular with families. Public transport links are available via local bus routes connecting to Walsall and surrounding towns, while Walsall and Bloxwich rail stations provide services towards Birmingham and Wolverhampton, with typical journey times to central Birmingham of around 25–30 minutes by train.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D, payable to Walsall Council.

Services Connected: Gas, electricity, water and drainage.

**Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014
or via Aldridge@paulcarrestateagents.co.uk**

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 £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.

Came on the market: 14th May 2026



Hall

Living Room

7.11m (23'4") x 3.46m (11'4") max

Kitchen/Diner

6.40m (21') x 3.38m (11'1")

Breakfast Area

2.91m (9'6") x 2.10m (6'11")

Utility

2.87m (9'5") x 1.76m (5'9")

WC

Storage Garage

3.26m (10'8") x 2.04m (6'8")

Landing

Bedroom 1

3.96m (13') x 3.15m (10'4")

Bedroom 2

3.15m (10'4") x 3.12m (10'3")

Bedroom 3

4.81m (15'9") x 1.79m (5'11")

En-suite

1.77m (5'10") x 1.75m (5'9")

Bedroom 4

2.49m (8'2") x 2.21m (7'3")

Bathroom

2.47m (8'1") x 1.60m (5'3")

Versatile Garden Room

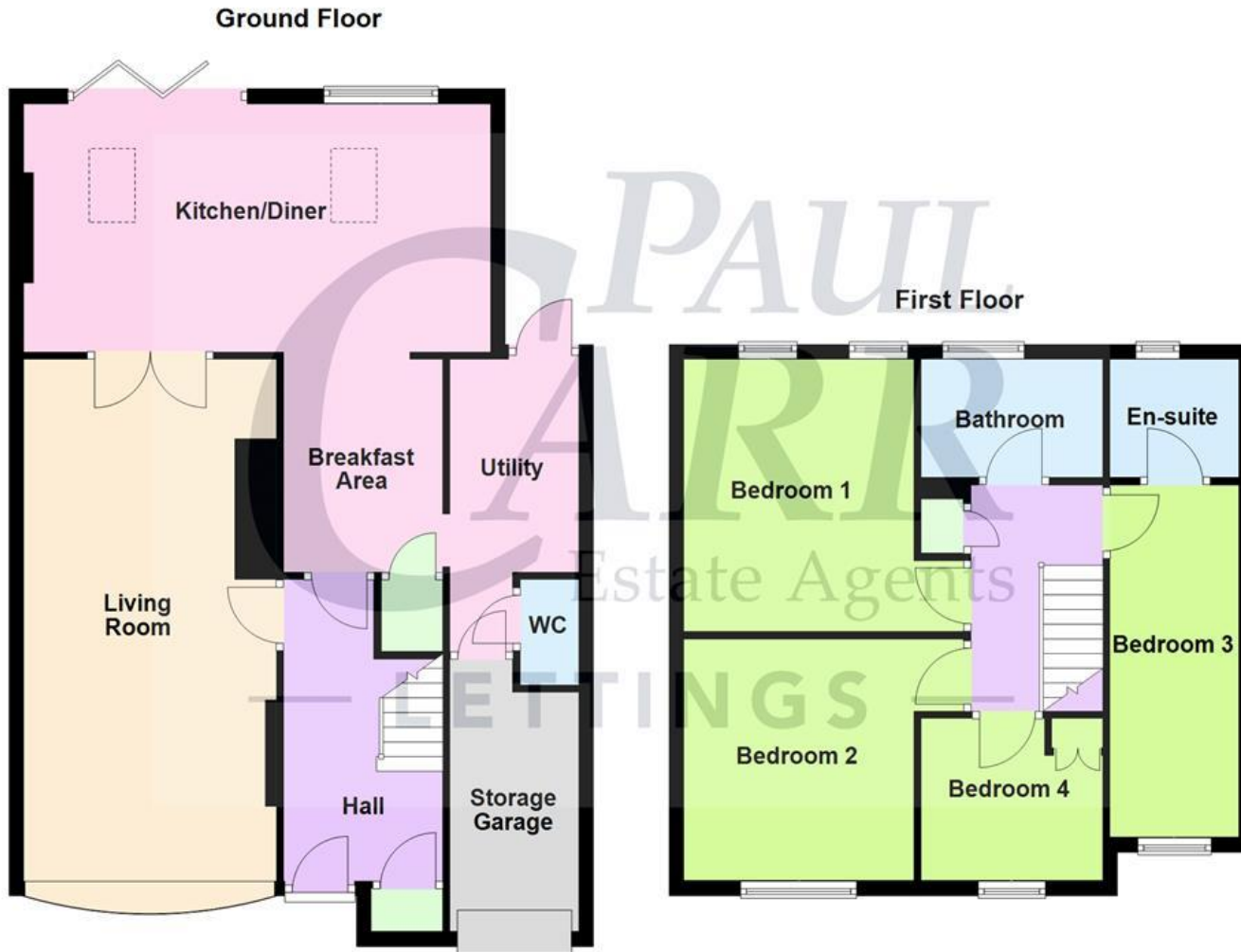
7.11m (23'4") x 4.90m (16'1")





Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location





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