



46 Millers Walk, Pelsall, Walsall, WS3 4QS
£350,000

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Bedrooms: 4 | Bathrooms: 2 | Receptions: 2
EPC Rating: D
Council Tax Band: D

Please Quote Ref; JK1493

A spacious four-bedroom family home with no upward chain – welcome to 46 Millers Walk.

Situated within a sought-after development and ideally positioned for popular local schooling and the amenities of Pelsall, this well-proportioned home is perfect for families looking for a property they can truly make their own.

Occupying an attractive corner plot, the property makes a great first impression, with a front garden and private driveway providing plenty of kerb appeal. Inside, a welcoming entrance hallway leads through to a generous living room, complete with a charming bay window and double doors opening into the separate dining room. The dining room benefits from a sliding door providing direct access to the rear garden, creating a lovely flow between the living and entertaining spaces.

To the rear of the property is a kitchen overlooking the garden, while the ground floor is further complemented by a convenient guest WC and an integral garage.

Upstairs, the surprisingly spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a generous family bathroom.

Outside, the private rear garden offers a combination of patio and lawn, enclosed by a mixture of fencing and brick walling. A side gate provides convenient secure access between the front and rear of the property.

With its generous accommodation, desirable location, corner plot and no upward chain, 46 Millers Walk presents an exciting opportunity for families looking to create their ideal home in Pelsall.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

Anti-Money Laundering (AML) Regulations:

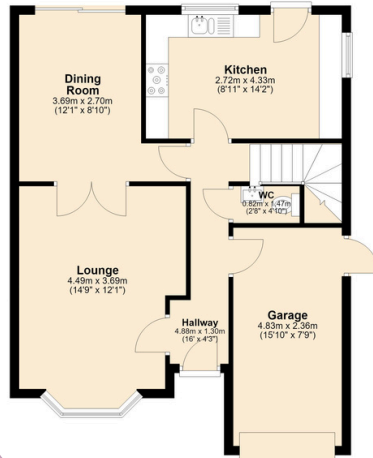
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We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.

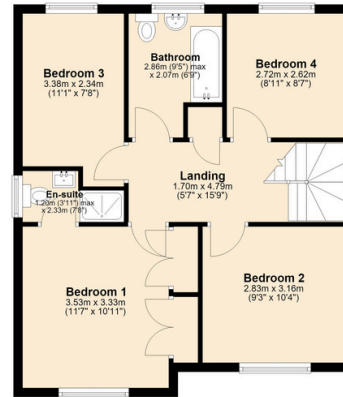




Ground Floor



First Floor



Total area: approx. 127.9 sq. metres (1376.6 sq. feet)









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