

£375,000

Mill Road, Shelfield

Semi-Detached House | 4 Bedrooms | 5 Bathrooms





# **Step Inside**

## **Key Features**

- FOUR BEDROOMS
- FOUR MODERN EN-SUITE SHOWER ROOMS
- IMPRESSIVE 20FT KITCHEN/DINER
- THREE SPACIOUS RECEPTION ROOMS

- GARAGE WITH DRIVEWAY PARKING
- SPACIOUS FAMILY BATHROOM
- NEUTRAL, MODERNDECOR THROUGHOUT
- REAR GARDEN WITH PATIO AREA

- VACANT ONCOMPLETION NO UPWARDCHAIN
- EXCELLENT WS4
  LOCATION NEAR SOUGHT-AFTER SCHOOLS AND PARKS

## **Property Description**

VERSATILE 4 BEDROOM FAMILY HOME WITH DRIVEWAY, GARAGE AND GENEROUS GARDEN IN WS4

Currently arranged as a quality rental offered with vacant possession on completion, this substantial 4-bedroom semi-detached property in the sought-after WS4 area presents a rare opportunity. Immaculately presented and incredibly spacious, it offers the perfect layout for a large family or flexible multi-generational living, working from home or hobby rooms, complete with en-suite bathrooms, a detached garage, a large driveway, and a generous rear garden with patio

Located close to several well-regarded schools right within WS4, and primary schools, all rated "Good" by Ofsted and many within walking distance.

Local green spaces include Rushall Playing Fields, a large open area with walking paths, a children's playground, sports pitches, and a free-to-use outdoor gym and skate park. For nature lovers, the Park Lime Pits Local Nature Reserve offers woodland walks, ponds, and wildlife habitats, all located within WS4.

## **Main Particulars**

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#### **Ground Floor** -

**Entrance Hallway** - Bright and welcoming, with stairs rising to the first floor and wood-effect flooring leading through to the kitchen.

Lounge - 3.50m x 3.00m (11'5" x 9'10") - Set to the rear with garden views, this comfortable lounge offers flexible family living space.

**Kitchen / Diner** - 6.09m x 3.50m (19'11" x 11'5") - A true heart of the home - this stunning kitchen is fitted with modern units, feature lighting and Plenty of space for dining and entertaining.

**Reception 1 / Bedroom** - 3.96 x 3.88 (12'11" x 12'8") - Spacious front-facing room with bay window, neutral décor, and a modern en-suite shower room - ideal as a double bedroom or additional reception room

**Reception 2 / Bedroom** - 4.03m x 3.42m (13'2" x 11'2") - Generous ground-floor room with garden access and its own stylish en-suite - ideal as a double bedroom, guest suite, or second reception room

#### Garage

- Accessible via the driveway, ideal for storage, a vehicle, or potential conversion

#### First Floor -

**Family Bathroom** - Good-sized with modern suite, featuring bath with power shower over, and built-in WC and wash basin.

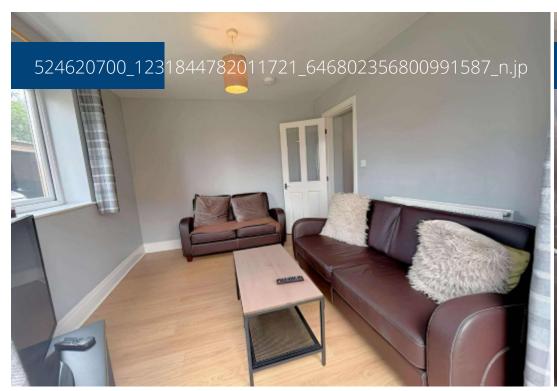
**Master Bedroom** - 5.33m x 3.96m (17'5" x 12'11") - A stunning bedroom with excellent floor space, a corner wardrobe and two large windows which allow the light to flood in. A beautiful room with its own en-suite shower room.

**Bedroom 2** - 3.35 x 2.36 (10'11" x 7'8") - A well-proportioned bedroom overlooking the rear garden with a fabulous en-suite, featuring a large shower enclosure and built-in WC and wash basin.

**Bedroom 3** - 3.58 m x 2.36m (11'8" m x 7'8") - a neutrally decorated double room with access to the family bathroom.

**Bedroom 4** - 2.74m' x 2.44m' (9' x 8') - A bright room overlooking the rear garden with access to the family bathroom.

To arrange your viewing or to find out more about this exceptional family home, contact us today. This unique opportunity in WS4 won't stay on the market for long.









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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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