



£375,000

Mill Road, Shelfield

Semi-Detached House | 4 Bedrooms | 5 Bathrooms

01922 322988



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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, MODERN DECOR THROUGHOUT
- REAR GARDEN WITH PATIO AREA
- VACANT ON COMPLETION - NO UPWARD CHAIN
- 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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Rm 3 18.JPG



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GROUND FLOOR



1ST FLOOR



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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

Energy performance certificate (EPC)

Certificate contents

- Details of the property
- Energy rating and score
- Estimated of the property's energy performance
- How this affects your energy bill
- Recommendations to improve energy efficiency
- What you must have done
- What you can do about this property
- Other certificates for this property

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Property details

Property type: **Detached house**

Total floor area: **107 square metres**

Energy rating and score

The property's energy rating is **C**. It has the potential to be **B**.

See how to improve this property's energy efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
2-34	G		

Current: **C** Potential: **B**

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