



Millfield Avenue | Walsall | WS3 3QS

Offers Over £260,000



Summary

***TRADITIONAL BAY FRONTED SEMI DETACHED FAMILY HOME**THREE RECEPTION ROOMS**LARGE KITCHEN DINER**BLOCK PAVED DRIVEWAY**GENEROUS REAR GARDEN**PERFECT FAMILY HOME**FITTED BATHROOM**POTENTIAL TO EXTENDED FURTHER (STPP)**CLOSE TO ALL LOCAL AMENITIES**VIEWING IS ESSENTIAL**

Situated in a sought-after location, this heavily extended traditional three-bedroom semi-detached home on Millfield Avenue offers generous living space, ideal for families. The property is approached via a block-paved driveway with an adjacent lawned area, providing ample parking. Upon entering, a welcoming entrance porch leads into the hallway. To the front, a charming sitting room benefits from a feature walk-in bay window, while to the rear, a spacious formal lounge enjoys direct access to the rear garden through double doors. The home has been thoughtfully extended to the side, incorporating a fitted kitchen diner and a separate dining room, offering additional versatility for modern living.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom.

The rear of the property boasts a large, mature garden, predominantly laid to lawn, with a paved patio area perfect for outdoor entertaining.

This fantastic home offers a blend of traditional charm and modern extensions, making it a must-see for buyers seeking spacious living in a desirable setting.

Key Features

- TRADITIONAL BAY FRONTED SEMI DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- POTENTIAL TO EXTENDED FURTHER STPP
- GENEROUS MATURE REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- LARGE KITCHEN DINER
- EXTENDED HEAVILY TO THE SIDE
- BLOCK PAVED DRIVEWAY
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

Rooms and Dimensions

Entrance Porch

Hall

Front Lounge

13'0" x 12'10" (3.98m x 3.92m)

Lounge

19'10" x 12'2" (6.05m x 3.72m)

Dining Room

19'5" x 8'9" (5.94m x 2.67m)

Kitchen Diner

17'4" x 8'10" (5.29m x 2.70m)

First Floor Landing

Master Bedroom

12'11" x 10'3" (3.95m x 3.14m)

Bedroom Two

11'0" x 9'4" (3.36m x 2.87m)

Bedroom Three

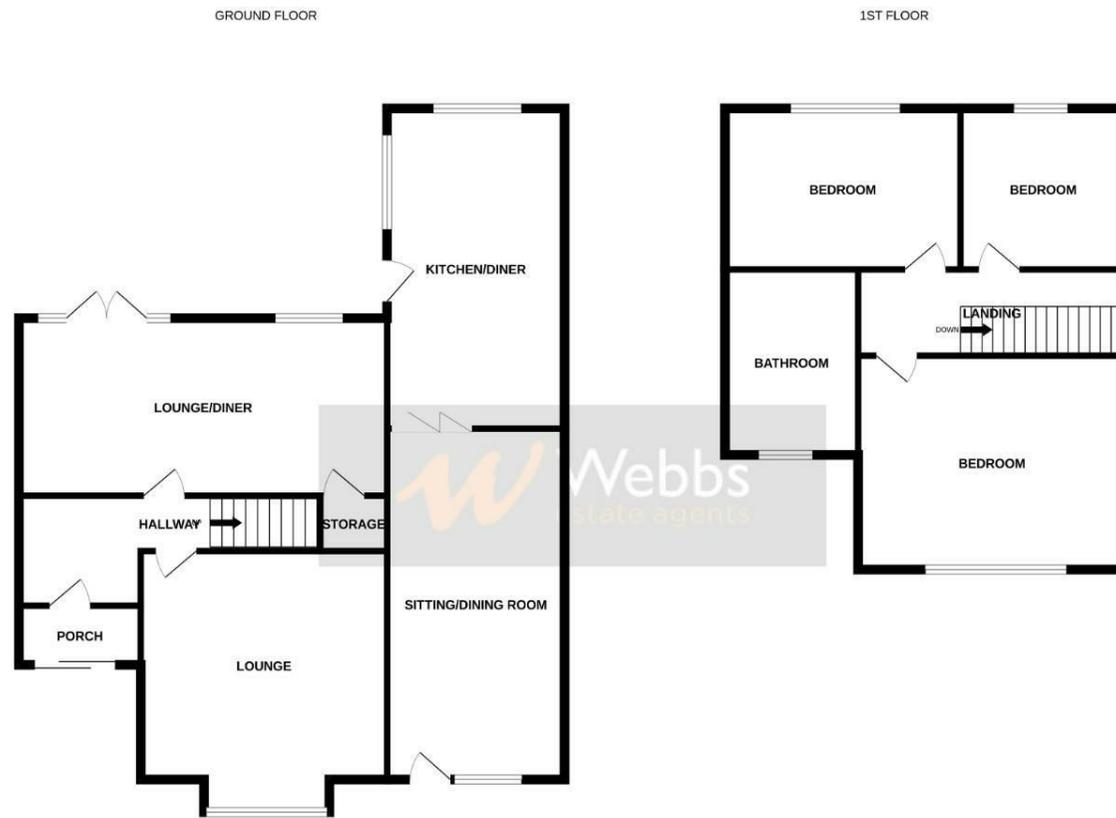
9'4" x 8'5" (2.86m x 2.58m)

Family Bathroom

Identification Checks B







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 A 100-100 B 100-80 C 100-60 D 100-40 E 100-20 F 100-0 G	85	Best environmental impact - lower CO ₂ emissions 100-100 A 100-80 B 100-60 C 100-40 D 100-20 E 100-0 F 100-0 G	85
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