



GOODCHILDS
Estate Agents and Lettings

Millfield Avenue,
Walsall, West Midlands, WS3 3QS
£350,000



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*****STUNNING SEMI-DETACHED | DECEPTIVELY SPACIOUS | THREE STOREYS*****

Goodchilds are delighted to offer for sale this three storey five bed semi detached family home. With it's modern decor, the property boasts light and spacious internal accommodation throughout and offers plenty of space for a growing family.

The property is in close proximity to local primary schools and within walking distance to Walsall Academy secondary school. It is also within easy reach of all amenities and transport links. An internal viewing is essential to fully appreciate all it has to offer. Call us today on 01922 711444 to book your viewing

Approach



Large block paved driveway with enough space for up to 5 cars, small lawn area under kitchen/diner window with small conifers dividing boundary. Brick wall with planting areas to right side leading down to rear access

Entrance Hallway

6'8" x 8'6" (2.05 x 2.61)



UPVC double glazed side entrance door, double glazed window to side, gas radiator, ceiling spot lights and wooden effect laminate flooring

Kitchen/Diner

15'4" x 15'11" (4.69 x 4.87)



Oak effect wooden internal door, a range of matching wall, drawer and base units including central island with storage, stainless steel sink and drainer with mixer tap, worksurfaces with tiled surrounds, built in electric hob and oven with cooker hood over, integrated washing machine and dishwasher, appliance space for american style fridge/freezer, double glazed window and bay window to front, gas radiator, ceiling spot lights and wooden effect laminate flooring

Living Room



Oak effect wooden internal door, UPVC double glazed window and double patio doors to rear garden, wooden effect laminate flooring, gas radiator and ceiling spot lights

Guest WC

2'6" x 5'0" (0.78 x 1.53)



low level WC, wash hand basin with unit underneath and gas radiator

Landing to first floor



Staircase to the first floor with wood and glass balustrade, carpet flooring and ceiling spot lights

Master Bedroom

13'4" x 15'11" (4.07 x 4.86)



Oak effect wooden internal door, two double glazed UPVC windows to rear, built in wardrobes, ceiling spot lights and gas radiator

Ensuite

5'4" x 5'4" (1.64 x 1.64)



Oak effect wooden internal door, shower cubicle with thermostatic shower, tiled walls floor to ceiling, low flush WC, wash hand basin and pedestal, chrome fitted towel rail and ceiling spot lights.

Bedroom Two

15'5" x 9'9" (4.70 x 2.98)



Oak effect wooden internal door, double glazed UPVC window to front, ceiling spot lights and gas radiator

Bedroom Three

15'4" x 5'9" (4.68 x 1.76)



Oak effect wooden internal door, double glazed UPVC window to front, ceiling spot lights and gas radiator

Family Bathroom

6'8" x 5'8" (2.04 x 1.75)



Oak effect wooden internal door, double glazed UPVC window to side, white suite comprising of panelled bath with shower mixer taps, wash hand basin & pedestal, low flush WC, walls tiles from floor to ceiling, chrome heated towel rail and ceiling spot lights

Landing to second floor



Staircase to the second floor with wood and glass balustrade, carpet flooring and ceiling spot lights

Bedroom Four

10'2" x 16'0" (3.11 x 4.90)



Oak effect wooden internal door, vaulted ceilings with two velux windows to front, gas radiator and ceiling spot lights

Bedroom Five

8'2" x 15'10" (2.50 x 4.85)



Oak effect wooden internal door, fitted wardrobes with vanity area, vaulted ceilings with two velux windows to rear, gas radiator and ceiling spot lights

Shower Room

6'7" x 4'5" (2.01 x 1.37)

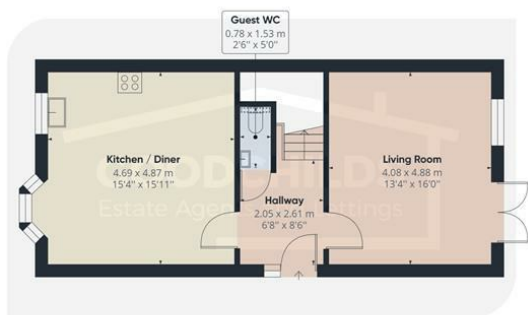


Oak effect wooden internal door, double shower cubicle with electric shower, tiled walls floor to ceiling, low flush WC, wash hand basin and pedestal, chrome fitted towel rail, double glazed UPVC window and ceiling spot lights.

Rear Garden



Well maintained garden with large raised lawn area and block paved patio area. Wooden side gate leading to front driveway



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

137.82 m²
1483.47 ft²

Reduced headroom

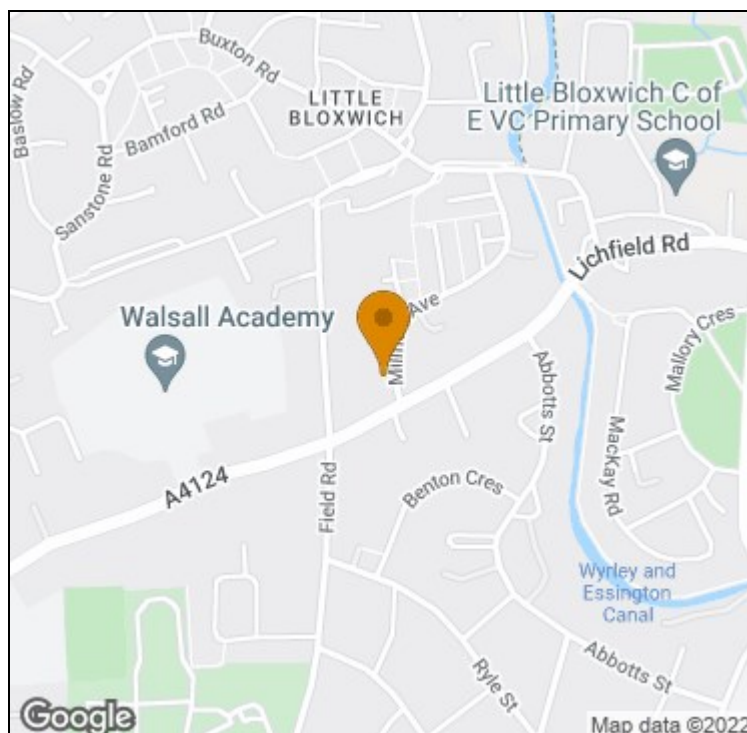
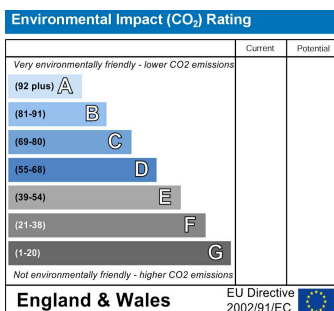
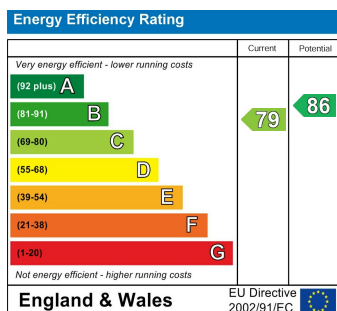
10.49 m²
112.87 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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t: 01922711444 e: bloxwich@goodchilds-uk.com

www.goodchilds-uk.com