

72 MELLISH ROAD
WALSALL
WS4 2EB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Distinctive Family Residence of Style and Elegance.

Welcome to this beautifully appointed family home, thoughtfully designed to blend classic charm with contemporary comfort. Situated on a generous plot and surrounded by mature trees and landscaped gardens, this property offers refined living and exceptional space for both relaxation and entertaining.

Accommodation

Ground Floor:

- Covered porch entrance
- Reception hall
- Guest WC
- Dining room with bowed bay window with double doors opening onto the drawing room
- Drawing room reception with focal point fireplace and double doors opening to conservatory
- Conservatory with French doors opening onto the rear garden Patio for alfresco dining and entertaining
- Kitchen with large pantry and integrated appliances
- Utility room off kitchen with side door to entry and access to garage and downstairs shower room and WC
- Office accessed from kitchen and utility room with double French doors opening to the rear garden
- Central staircase to first floor

First Floor:

- First floor landing
- Principal Bedroom with built-in wardrobes and drawers sharing an ensuite shower room with Bedroom number two
- Bedroom number two with built-in closets and sharing ensuite shower room with Principal bedroom
- Bedroom three with built-in closets and wardrobe
- Bedroom number four overlooking the rear garden
- Bedroom number five overlooking the front of the home
- Family Bathroom with twin wash-basins and separate shower

Gardens and Grounds:

- Garage with double doors (storage only)
- Paved driveway
- Boarder hedges for privacy
- Mature trees
- Beautiful laid to lawn rear garden with ever-green hedges and fencing for privacy and security
- Rear garden patio
- Pond

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Situated close to an idyllic position a short distance from the Arboretum and Calderfields Golf & Country Club, which offers excellent golfing, fishing, dining & hotel facilities. The property is conveniently situated for all amenities including Walsall town centre, which offers a fine array of shopping facilities and transport links together with a selection of primary and secondary schools including Queen Marys Grammar School and Hydesville Tower School. Great Barr Golf Course is nearby.

Description of Property

Ground Floor

A covered porch entrance leads into a spacious reception hall, setting the tone for the elegant interiors that follow. A convenient guest WC is tucked discreetly to one side. The formal dining room features a striking bowed bay window and double doors that seamlessly flow into the drawing room — a warm and inviting space centered around a feature fireplace. From here, step into the stunning conservatory, bathed in natural light, with French doors opening onto the rear patio, perfect for alfresco dining and summer gatherings. The heart of the home is the well-equipped kitchen, complete with a generous pantry and integrated appliances, offering both style and function. Adjacent is a practical utility room with a side entrance and access to the garage, along with a downstairs shower room and WC.

A versatile office, ideal for home working or a creative space, is accessible via the kitchen and utility room, and boasts double French doors leading to the rear garden.

A graceful central staircase ascends to the first floor.

First Floor

Upstairs, the first floor landing connects five beautifully proportioned bedrooms. The principal bedroom enjoys built-in wardrobes and shares a stylish ensuite shower room with bedroom two, which also features ample fitted storage. Bedroom three includes built-in wardrobes and closets, while bedroom four enjoys tranquil views over the rear garden. Bedroom five overlooks the front of the property and offers flexible accommodation for guests or family. The family bathroom is spacious and well-appointed, with twin wash basins, a separate shower, and elegant finishes throughout.

Gardens & Grounds

Outside, the property is framed by mature trees, border hedges, and a paved driveway leading to a double-door garage (storage only). The rear garden is a private haven, beautifully laid to lawn and enclosed by evergreen hedges and fencing, ensuring

both privacy and security.

A charming rear patio provides the ideal spot for outdoor dining or evening relaxation, while a wildlife pond adds a peaceful, natural ambiance to this serene setting.

Distances

Sutton Coldfield town centre: (7.5 mi) via Streetly Ln/B4151

Lichfield town centre: (9.4 mi) via A461

Walsall town Centre: (1.3 mi) via Mellish Rd/A454, Lichfield St and Littleton St E/A4148

Birmingham international airport /NEC: (19.3 mi) via M6

Birmingham city centre: (11.5 mi) via M6

M6 Toll: (17.3 mi) via A38

Terms

Tenure: Freehold

Local authority: Walsall

Tax band: F

Average area broadband speed: 500 Mbs full fibre

Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Services

Mains, water, gas and electricity are connected.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the lease.

Photographs taken July 2025

Particulars prepared July 2025

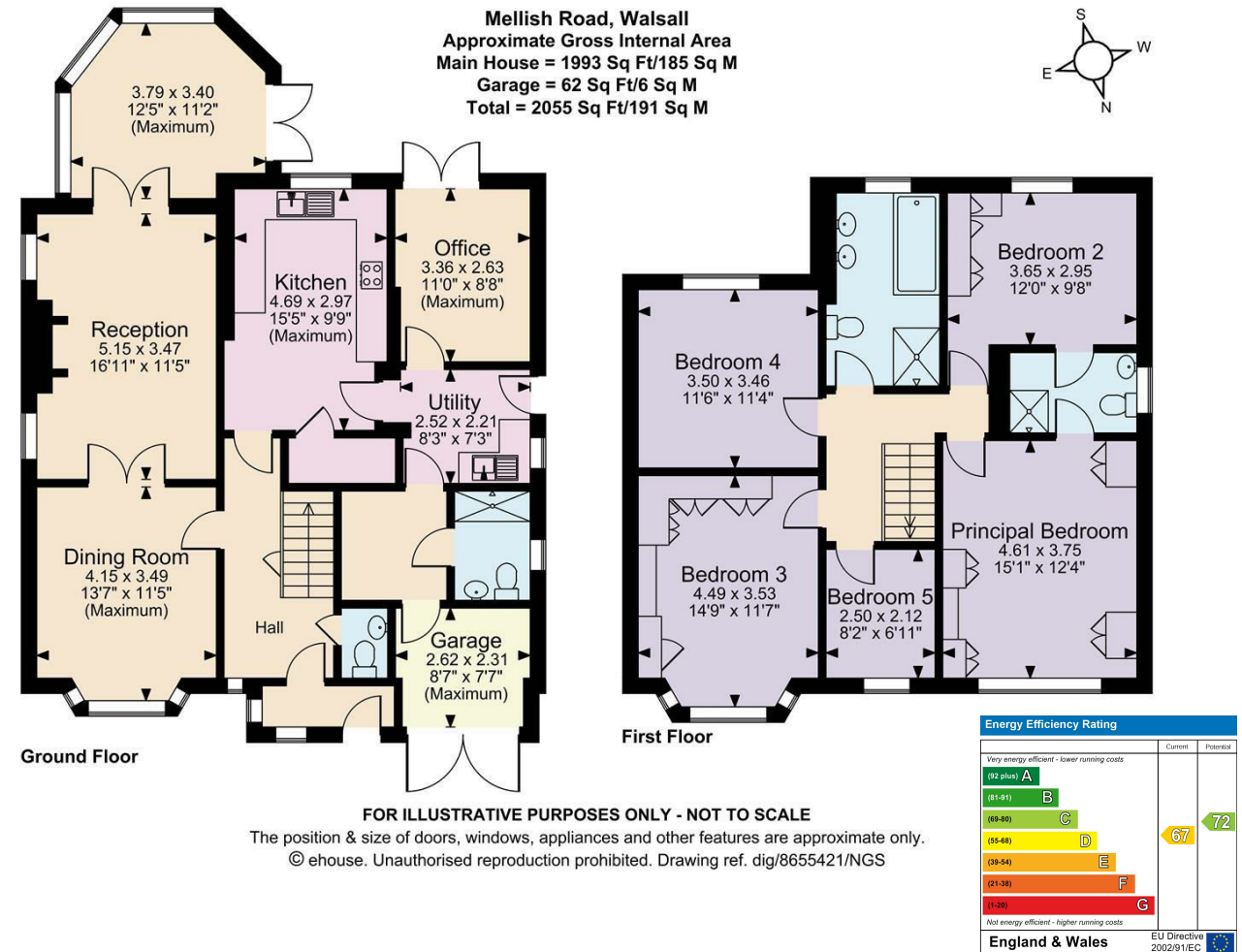
Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate





agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



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