



28 Fernleigh Road,  
Walsall, WS4 2EZ

Offers in Excess of £400,000

# Walsall

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Set in a quiet location off Mellish Road, this deceptively spacious, detached family home boasts excellent potential for extension (subject to permissions).

Approached via the multi car front driveway, inspection reveals the enclosed porch which gives way to the spacious entrance hall with guest WC off. The well proportioned lounge area is a bright reception space complemented by the separate dining area with sliding patio doors to the rear garden. Having been refitted, the kitchen now boasts an excellent range of fitted wall and base units, with separate utility/office space accessed via a courtesy door from the rear garden.

Stairs from the entrance hall rise to the first-floor landing where there are three excellent bedrooms, two of which benefit from fitted wardrobes, whilst the bathroom, being fully tiled, comprises a white suite.

Outside to the rear, the private rear garden is an excellent size with a paved patio area and lawn beyond. A further gated paved area to the rear has a large detached outbuilding benefitting from power and lighting which could be adapted to a buyers needs, in addition to the side garage to the fore, accessed via the driveway with an automatic roller shutter door.

Within easy reach of Walsall Arboretum, this detached family home must be viewed to appreciate the scope on offer.





## Property Specification

Porch -	2.05m (6'9") x 1.07m (3'6")
Hallway -	2.85m (9'4") max x 2.29m (7'6")
Lounge -	3.93m (12'11") x 3.66m (12')
Dining Room -	3.66m (12') x 3.12m (10'3")
Kitchen -	4.47m (14'8") max x 3.11m (10'2")
Utility Room/Office -	5.70m (18'8") x 2.33m (7'8")
WC -	2.03m (6'8") x 0.96m (3'2")
Bedroom 1 -	4.29m (14'1") x 3.66m (12')
Bedroom 2 -	3.66m (12') x 3.03m (9'11")
Bedroom 3 -	2.75m (9') x 2.19m (7'2")
Bathroom -	2.56m (8'5") x 1.75m (5'9")
Garage -	4.46m (14'8") x 2.33m (7'8")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 30th May 2024

### Viewer's Note:

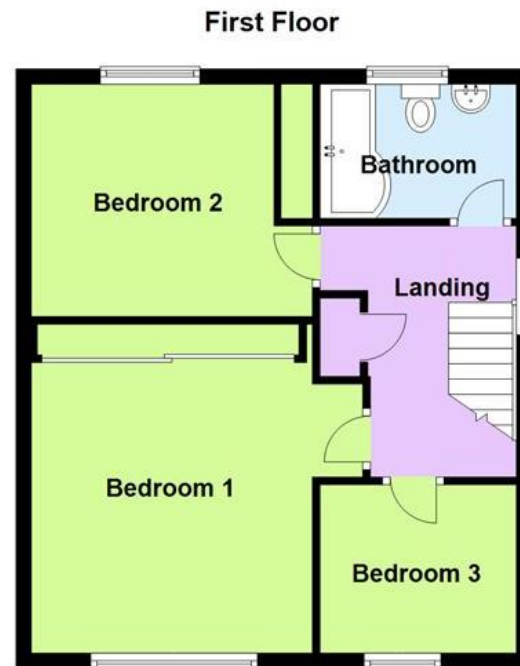
Services connected: Gas, Water, Electric & Drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



# Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# Map Location

