



19 Fernbank Crescent,  
Walsall, WS5 4EQ

**£450,000**



# Walsall

## £450,000



### Ground Floor

Upon entry, the hallway provides access to the main living areas and includes a radiator, ceiling light point, understairs storage, and staircase to the first floor.

The lounge features a double-glazed front window, radiator, two ceiling light points, and a gas fireplace with electric connection, opening through double doors into the dining room. The dining room offers a ceiling light point, radiator, and French-style doors leading to the rear garden, with a connecting door into the breakfast kitchen.

The kitchen is fitted with a range of wall and base units, integrated four-ring gas hob and oven, space for appliances, sink with drainer and mixer tap and radiator, and access to the utility area. The utility includes further appliance space, an additional sink, boiler, radiator, and doors to both the garden and downstairs WC. The WC comprises a wash hand basin, low flush toilet, radiator, and obscure double-glazed rear window.

The garage is accessible externally and includes an electric roller shutter door, ceiling light point, and a side access door.

### First Floor

The first-floor landing includes a ceiling light point, radiator, loft hatch, and airing cupboard housing the water tank.

Bedroom one is positioned to the front with a double-glazed window, radiator, ceiling light, and three built-in wardrobes, along with access to an en-suite comprising a shower cubicle, wash hand basin, low flush WC, radiator, and obscure glazed window. Bedroom two also faces the front, with a built-in wardrobe, radiator, and ceiling light point. Bedrooms three and four are located at the rear of the property, each with a radiator, ceiling light point, and double glazed window. The main bathroom includes a bath with shower over, wash hand basin, low flush WC, radiator, and an obscure glazed window to the rear.

### Exterior

The front of the property includes a tarmac driveway leading to the garage and a well-maintained garden space. To the rear, a slatted seating area opens to an enclosed garden with boundary fencing and established shrubbery.







## Property Specification

### Entrance Hallway

|                       |                                 |
|-----------------------|---------------------------------|
| Lounge -              | 10' 4" x 16' 2" (3.15m x 4.92m) |
| Dining Room -         | 10' 0" x 9' 0" (3.05m x 2.74m)  |
| Breakfast Kitchen -   | 9' 7" x 10' 3" (2.92m x 3.12m)  |
| Utility Room -        | 4' 9" x 5' 8" (1.45m x 1.73m)   |
| Downstairs WC -       | 4' 5" x 3' 9" (1.35m x 1.14m)   |
| Garage -              | 7' 9" x 16' 3" (2.36m x 4.95m)  |
| Bedroom One -         | 11' 3" x 13' 0" (3.43m x 3.96m) |
| Ensuite Shower Room - | 6' 6" x 6' 9" (1.98m x 2.06m)   |
| Bedroom Two -         | 8' 2" x 14' 0" (2.49m x 4.26m)  |
| Bedroom Three -       | 7' 4" x 11' 5" (2.23m x 3.48m)  |
| Bedroom Four -        | 8' 0" x 11' 1" (2.44m x 3.38m)  |
| Family Bathroom -     | 7' 3" x 5' 8" (2.21m x 1.73m)   |

### 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: 13th September 2025

### Viewer's Note:

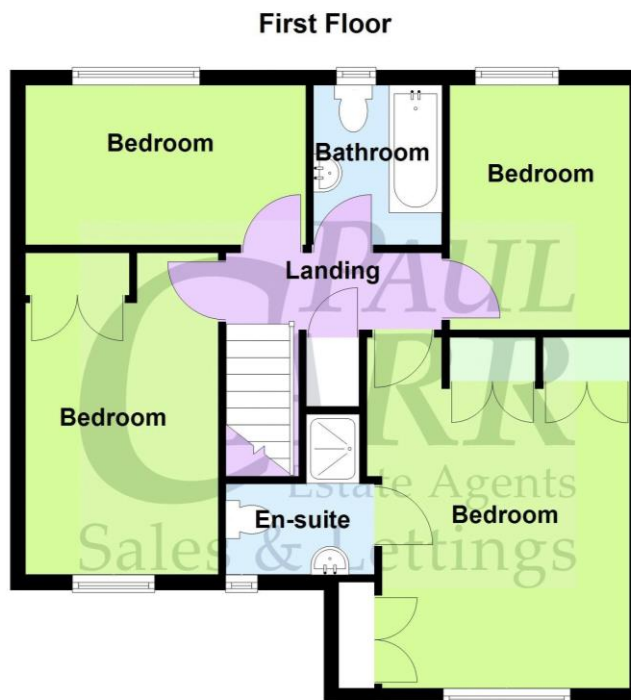
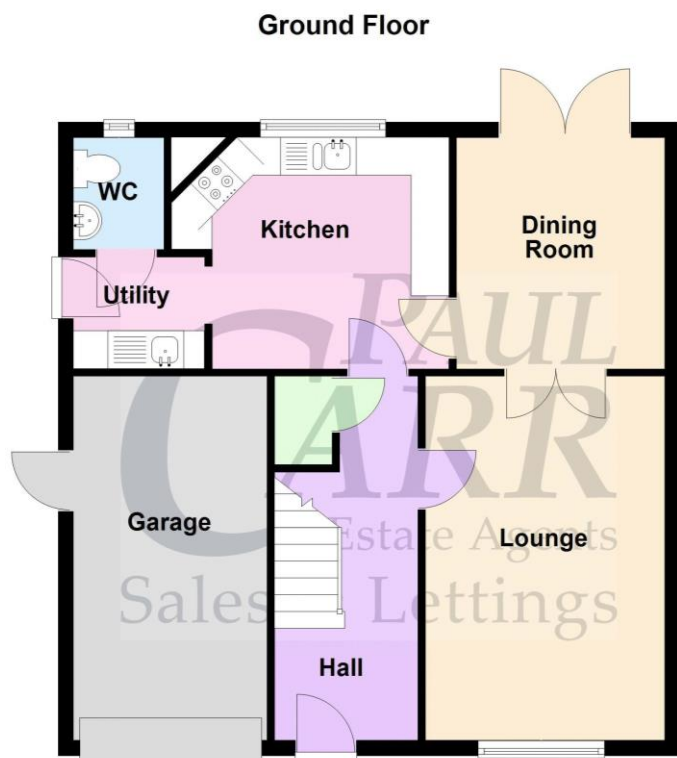
Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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>                            | 73                      | 77        |
| (55-68) <b>D</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

