

Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

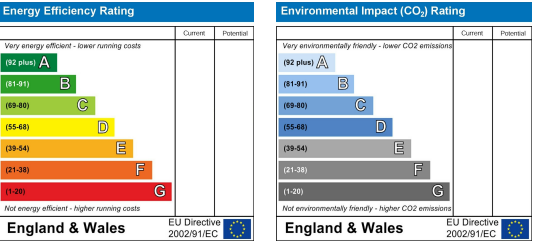


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Energy Performance Graphs



MARRION & CO

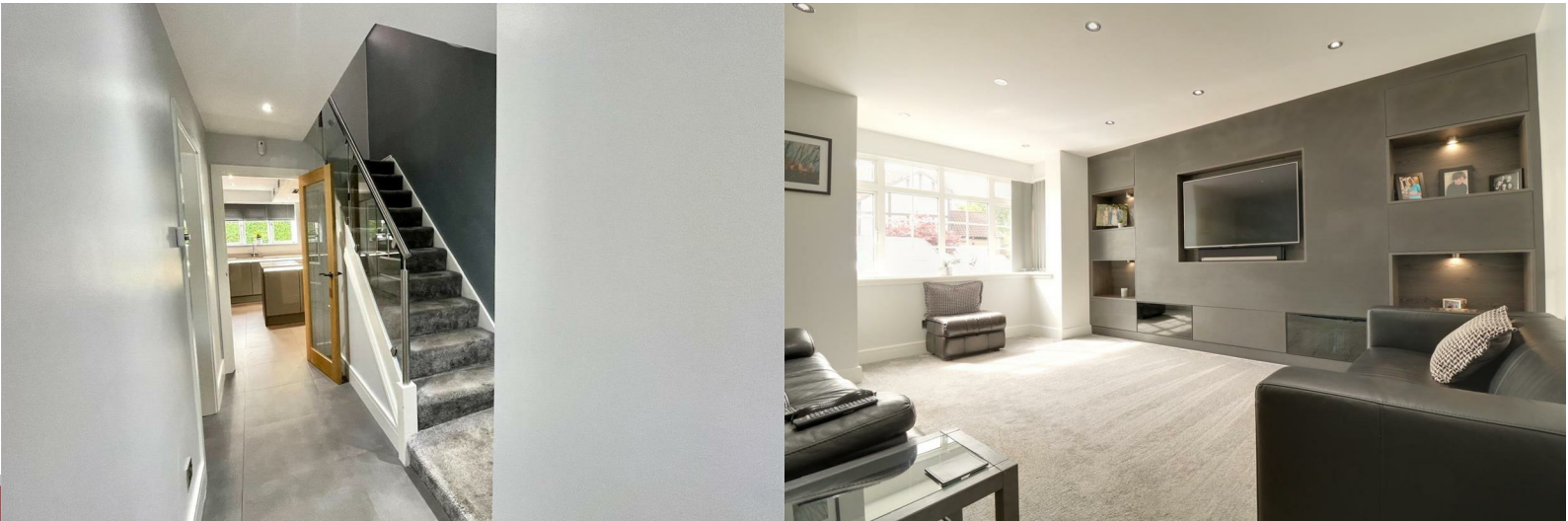
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94 Ferndown Close

Bloxwich, Walsall WS3 3XH

Offers Over £450,000 Freehold



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DESCRIPTION

Nestled in the tranquil head of a cul-de-sac on Ferndown Close, Walsall, this immaculately presented modern detached family home offers a perfect blend of comfort and style. Spanning an impressive 1,711 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by an enclosed storm porch that leads into a welcoming entrance hall. The fabulous lounge is perfect for family gatherings, while the separate dining room offers an elegant setting for meals. The conservatory, bathed in natural light, serves as a delightful space to unwind and enjoy views of the garden.

The heart of the home is the extended and re-fitted breakfast kitchen, which is both functional and stylish, making it ideal for culinary enthusiasts. The property features four excellent bedrooms, each equipped with built-in furniture, ensuring plenty of storage. The master bedroom benefits from a private en-suite shower room, providing a touch of luxury, while a family shower room caters to the remaining bedrooms.

Additional conveniences include a storage/utility area, perfect for keeping the home organised. Outside, the low maintenance garden offers a peaceful retreat, complemented by a summerhouse that can be used for various purposes. Ample driveway parking ensures that you and your guests will never be short of space.

This delightful family home is gas centrally heated and fitted with PVCu double glazing, ensuring comfort throughout the seasons. With its prime location and superb features, this property is an exceptional opportunity for those seeking a modern family residence in Walsall.

The internal accommodation may be more fully detailed as follows:- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED STORM PORCH

Together with composite entrance door open into a;-

WELCOMING RECEPTION HALLWAY

Having a vinyl tiled floor, easy rise staircase with glazed balustrade, designer radiator with thermostatic valve, inset ceiling lighting and hardwood and glazed internal doors radiating to the following:-

FITTED GUESTS CLOAKS/WC

Having a contemporary white suite comprised of low level WC with concealed cistern, vanity wash hand basin, designer radiator with thermostatic valve, PVCu double glazed window to the front aspect, matching vinyl flooring and inset lighting.

SPACIOUS FRONT LOUNGE measuring

14'1" x 13'11" (4.3m x 4.25m)

Having an additional walk in bay window with PVCu double glazed frame and full width media wall in a Grey wood grained effect with nine built in compartments, recessed shelving, lighting, space for a wall mounted television and double panel radiator with thermostatic valve.

REAR DINING ROOM measuring

13'5" x 10'3" (4.1m x 3.13m)

Having a PVCu double glazed window to the side aspect, vinyl tiled flooring, single panel radiator with thermostatic valve, inset ceiling lighting and hardwood door leading into the;-

FULLY ROOFED CONSERVATORY measuring

10'7" x 9'10" (3.25m x 3m)

Having a Samsung air conditioning and heating unit, designer double panel radiator with thermostatic valve, double opening French doors to the rear patio and matching vinyl tiled flooring.

'L' SHAPED EXTENDED BREAKFAST KITCHEN measuring

19'0" max x 18'10" max (5.8m max x 5.76m max)

Comprehensively equipped in a range of gloss effect handleless Grey base and wall units with a Quartz work surface and LED lighting, incorporating a one and a half bowl sink unit with waste processor and Hot tap, a NEFF full depth fridge and separate freezer units, a NEFF built in dishwasher, built in NEFF eye level oven and matching NEFF microwave/conventional oven with heated drawer, a NEFF induction electric hob with illuminated extractor hood over, an additional larder fridge built with wine chiller, air conditioning and heating units, good sized breakfast bar area, two designer double panel radiators each with thermostatic valves, useful understairs storage cupboard, air conditioning unit, vinyl tiled floor covering, two PVCu double glazed windows to the rear aspect and door to the;-

FORMER GARAGE/UTILITY AREA measuring

7'9" x 11'5" (2.38m x 3.5m)

Having plumbing connections for an automatic washing machine, and tumble dryer, remote control electrically operated up and over garage door and access panel to the boarded and illuminated loft space.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

With access panel to the loft space, PVCu double glazed window to the side aspect, stairs with glazed balustrade and hardwood replacement internal doors radiating to the following:-

MASTER BEDROOM ONE measuring

13'1" x 12'0" max (4m x 3.66m max)

Together with additional PVCu double glazed walk in bay window incorporating high gloss finish built in bedroom furniture incorporating two double wardrobes and drawer units with space for wall mounted television, air conditioning unit, double panel designer radiator with thermostatic valve, inset ceiling lighting and door to the;-

EN-SUITE SHOWER ROOM/WC

Having a contemporary white suite comprised of low level WC, vanity wash hand basin, shower with glazed screen and multi function jets, designer wall mounted radiator, light Grey grained effect flooring, inset lighting and PVCu double glazed window to the side aspect.

REAR BEDROOM TWO measuring

12'1" x 8'10" min (3.7m x 2.7m min)

Having a double panel designer radiator with thermostatic valve, coved ceiling, PVCu double glazed window to the rear aspect and built in high gloss finish low level built in hanging space.

REAR BEDROOM THREE measuring

10'3" x 8'11" (3.14m x 2.73m)

Having a PVCu double glazed window to the rear aspect, double panel radiator with thermostatic valve, coved ceiling and a range of built in bedroom furniture in light Oak, incorporating a dressing table fitment and built in wardrobe space.

FRONT BEDROOM FOUR measuring

11'11" x 7'7" (3.65m x 2.33m)

Having a PVCu double glazed window to the front aspect, built in wardrobe with hanging space, double panel designer radiator with thermostatic valve and inset ceiling lighting.

FAMILY SHOWER ROOM/WC

Having a contemporary white suite comprised of low level WC with concealed cistern, vanity wash hand basin, large walk in shower with glazed screen, ceramic tiling to splash back areas, PVCu double glazed window to the side aspect, inset ceiling lighting and tiled flooring.

OUTSIDE

To the front of the property there is a large tarmacadam fore court area providing parking for several vehicles in front and to the left hand side of the building. There is a gated side pedestrian entrance leading to the fully enclosed rear garden having a large paved patio, with artificial turfed lawn, perimeter Yorkstone dwarf walling with lighting and music speakers, Laurel screening hedge and;-

ADDITIONAL SUMMERHOUSE OR POTENTIAL GYM OR OFFICE

9'0" x 14'1" (2.75m x 4.3m)

Having heating, lighting and water supply, ceiling lighting and PVCu double glazed window.

GENERAL INFORMATION



TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band E.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property. The property has the benefit of a burglar alarm.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.