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Fernleigh Road | Walsall | WS4 2EZ

Offers In The Region Of £450,000



Summary

****FOUR BEDROOM DETACHED FAMILY RESIDENCE**** HIGHLY SOUGHT AFTER LOCATION OFF THE MELLISH ROAD** NEAR TO QUEEN MARYS GRAMMAR SCHOOL AND OTHER HIGHLY REGARDED SCHOOLS OF BOTH SECTORS** SHORT WALK TO WALSALL ARBORETUM** GUEST WC & FIRST FLOOR SHOWER ROOM** NO CHAIN*

Occupying a lovely position on Fernleigh Road, this four bedroom detached family home has been cherished by the same family for many years and is now ready for its next chapter. Full of warmth, space and potential, this is a home where a new family can truly make their mark and create something special for years to come.

Ideally located close to Walsall Town Centre, Aldridge and surrounding areas, the property is perfectly placed for families, with Queen Mary's Grammar School nearby and the beautiful Walsall Arboretum just a short stroll away for weekend walks and family outings.

The accommodation begins with an entrance porch leading into a welcoming hallway, giving access to a generous rear living room where double doors open into a bright conservatory with floor to ceiling glass, creating a wonderful space to relax and enjoy views of the garden throughout the seasons. The dining kitchen has been designed with family living in mind, offering space for a dining table,

Key Features

- FOUR BEDROOM DETACHED FAMILY RESIDENCE - MUCH LOVED HOME OF MANY YEARS
- HIGHLY SOUGHT AFTER LOCATION OFF THE MELLISH ROAD
- NEAR TO QUEEN MARYS GRAMMAR SCHOOL AND OTHER HIGHLY REGARDED SCHOOLS OF BOTH SECTORS
- SPACIOUS REAR LIVING ROOM WITH DOUBLE DOORS INTO CONSERVATORY/SUN ROOM WITH FLOOR TO CEILING GLASS
- DINING KITCHEN WITH SPACE FOR TABLE AND RAISED BREAKFAST BAR
- UTILITY ROOM WITH GROUND FLOOR GUEST WC
- FOUR BEDROOMS - JACK AND JILL ACCESS FROM PRINCIPAL BEDROOM TO A SMALLER BEDROOM - IDEAL DRESSING ROOM, NURSERY OR HOME OFFICE SPACE
- FIRST FLOOR REFITTED SHOWER ROOM
- INTEGRAL GARAGE WITH EXCELLENT SCOPE FOR CONVERSION (SUBJECT TO CONSENTS)
- NO CHAIN

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

UTILITY ROOM WITH GUEST W/C

5'8" x 4'7" (1.73m x 1.41m)

LIVING ROOM

19'2" x 12'9"/11'8" (5.86m x 3.91m/3.57m)

CONSERVATORY/SUN ROOM

9'8" x 9'3" (2.95m x 2.82m)

DINING KITCHEN

22'1" x 8'5" (6.75m x 2.58m)

DINING AREA

11'8" x 8'4" (3.57m x 2.55m)

KITCHEN AREA

10'0" x 9'4" (3.07m x 2.86m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'11" x 10'1" (3.65m x 3.08m)

BEDROOM TWO

12'0" x 10'0" (3.66m x 3.05m)

BEDROOM THREE

8'8" x 8'7" (2.66m x 2.62m)

BEDROOM FOUR

9'2" x 5'11" (2.81m x 1.81m)

FIRST FLOOR SHOWER ROOM

GARAGE

16'11" (max)/11'4" x 15'2" (5.17m (max)/3.47m x 4.63m)

Identification Checks





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Approximate total area¹⁾
128 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
105.00	A	10.00	B
104.00	B	10.50	C
103.00	C	11.00	D
102.00	D	11.50	E
101.00	E	12.00	F
100.00	F	12.50	G
99.00	G	13.00	

England & Wales EU Directive 2002/91/EC **B**
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