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**Fernbank Crescent | Walsall | WS5 4EQ**  
**Offers Around £395,000**

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# Summary

**\*\*FOUR BEDROOM DETACHED HOUSE\*\*TWO RECEPTION ROOMS\*\*REFITTED ENSUITE AND FAMILY BATHROOM\*\*NO CHAIN\*\* EXCELLENT FAMILY PURCHASE\*\***

This impressive detached family home forms part of an exclusive development of just five individually designed properties and provides the perfect setting in which to raise a family, combining generous living space with a peaceful setting that is rarely available.

Approached via a driveway, the property welcomes you through a storm porch into an entrance hallway. To the front of the home, the living room is flooded with natural light and provides the perfect place to relax with family or entertain guests. Double doors open into the formal dining room, creating a flexible space that can be opened up for larger gatherings or enjoyed separately for more intimate occasions. Beyond, further double doors lead into the conservatory, where views across the rear garden provide a delightful backdrop. The spacious dining kitchen has been thoughtfully designed to provide plenty of storage and workspace while offering room for everyday family dining. An archway leads seamlessly into the practical utility room, keeping household chores tucked away, while a convenient ground floor guest WC completes the downstairs accommodation.

# Key Features

- DETACHED FAMILY HOME ON AN EXCLUSIVE DEVELOPMENT OF JUST FIVE PROPERTIES
- SPACIOUS LIVING ROOM, DINING ROOM AND CONSERVATORY
- GROUND FLOOR GUEST WC & REFITTED FIRST FLOOR FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- GREAT COMMUTING LINKS CLOSEBY TO INCLUDE TAMEBRIDGE PARKWAY TRAIN STATION AND THE M6 MOTORWAY
- FOUR WELL PROPORTIONED BEDROOMS
- DINING KITCHEN AND UTILITY ROOM
- SUPERB MASTER BEDROOM WITH FITTED WARDROBES AND REFITTED EN SUITE SHOWER ROOM
- NO ONWARD CHAIN
- EXCELLENT FAMILY PURCHASE AND A LOVING HOME OF OVER 25 YEARS

# Rooms and Dimensions

## STORM PORCH

## ENTRANCE HALLWAY

## LIVING ROOM

18'2" x 10'7" (5.55m x 3.25m)

## DINING ROOM

10'11" x 9'10" (3.34m x 3.02m )

## CONSERVATORY

11'6" x 10'7" (3.52m x 3.25m)

## BREAKFAST KITCHEN

12'6" x 11'8" (3.82m x 3.56m)

## UTILITY ROOM

5'10" x 5'8" (1.79m x 1.74m )

## GROUND FLOOR GUEST W/C

## FIRST FLOOR LANDING

## MASTER BEDROOM

19'5"/13'5" x 12'8" (5.94m/4.10m x 3.88m )

## REFITTED ENSUITE SHOWER ROOM

## BEDROOM TWO

12'9" x 8'11" (3.90m x 2.73m )

## BEDROOM THREE

9'6" x 9'1" (2.90m x 2.77m )

## BEDROOM FOUR

9'6" x 7'8" (2.90m x 2.34m )

## FAMILY BATHROOM

## GARAGE

17'1" x 7'10" (5.23m x 2.40m)

## Identification Checks







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.



28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)