



20 Fernleigh Road,
Walsall, WS4 2EZ

Offers in the Region Of £425,000

Walsall

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Presenting an immaculate three-bedroom deceptively spacious semi-detached house, now available for sale in a highly sought-after location. This impressive property has been maintained to the highest standards, offering a move-in-ready home for discerning buyers.

A contemporary open-plan kitchen serves as the heart of the home, seamlessly integrated with a dining space, and filled with natural light. This layout provides a welcoming atmosphere, ideal for both daily living and entertaining guests. The kitchen further benefits from integrated bin, dishwasher, full length fridge and separate freezer along with hid and slide 'Neff' ovens and ceiling mounted bluetooth speakers. The residence includes a pleasant lounge, perfectly suited for relaxing or hosting gatherings.

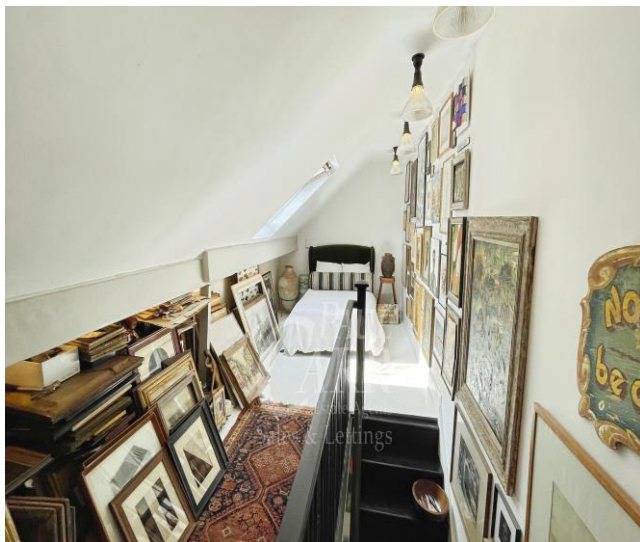
The property boasts three generously sized bedrooms, each designed with comfort in mind and providing ample space for personal retreat or workspace if required. The modern family bathroom features a separate shower cubicle, ensuring versatility and convenience for the entire household and also benefits from underfloor heating ceiling mounted bluetooth speakers.

In addition, this delightful property further benefits from an excellent loft room/office space. Externally, the home benefits from a detached garage and a private driveway, allowing for secure off-street parking and additional storage options.

Set within an area renowned for its excellent public transport links and proximity to local amenities, residents will appreciate having everything they need within easy reach. The nearby Arboretum offers the perfect setting for outdoor leisure and recreation, further enhancing the lifestyle on offer.

This property is an outstanding opportunity for buyers seeking a stylish and immaculate family home in a desirable setting. Early viewing is highly recommended to truly appreciate all that this remarkable house has to offer.





Property Specification

IMMACULATELY PRESENTED THROUGHOUT
OPEN PLAN KITCHEN, DINER & SITTING AREA
PLEASANT LOUNGE
THREE EXCELLENT BEDROOMS
ADDITIONAL LOFT ROOM

Large Reception Hallway

Pleasant Lounge 14' 10" x 14' 10" max into bay
(4.52m x 4.52m max into bay)

Open Plan Kitchen Diner & Sitting Room 27' 4" max
x 14' 9" max x 11' 8" (8.34m max x 4.49m max x
3.55m)

Bedroom One 14' 11" x 14' 10" max into bay
(4.55m x 4.51m)

Bedroom Two 11' 10" x 11' 9" max (3.61m x 3.59m
max)

Bedroom Three 15' 1" x 9' 5" (4.59m x 2.87m)

Family Bathroom

Loft Room 24' 4" x 9' 10" (7.42m x 2.99m)



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:

Viewer's Note:

Services connected: Gas, Electric, Drainage & Water
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

