



NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



9 Fernleigh Road, Walsall, WS4 2EZ

OFFERS REGION £595,000



9 FERNLEIGH ROAD, WALSALL

This deceptively spacious, five bedroomed detached dormer bungalow occupies a pleasant position in this popular and sought after residential area of the Borough, being within easy reach of all amenities, including Walsall Arboretum and Park Hall Lime Pits, Nature Reserve and Lakes and the M6 Motorway at Junctions 7, 9 or 10, which are all within approximately 6km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

Walsall provides a good range of both private and state schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools and Hydesville Tower School.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)



PORCH

having UPVC double glazed door and window to front and tiled floor.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, under stairs storage cupboard and stairs off to first floor.

LOUNGE

4.35m x 3.67m (14' 3" x 12' 0") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.



KITCHEN DINER

5.68m x 4.33m (18' 8" x 14' 2") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with five-ring gas hob having extractor hood over, breakfast bar, pin spot lighting with additional ceiling light points, tiled floor, central heating radiator, UPVC double glazed window to rear and UPVC bi-folding doors to conservatory.

CONSERVATORY

5.79m x 4.13m (19' 0" x 13' 7") having UPVC double glazed windows, pin spot lighting, central heating radiator, tiled floor, roof lantern and UPVC double glazed bi-folding doors to rear garden.



UTILITY ROOM

2.86m x 1.97m (9' 5" x 6' 6") having plumbing for automatic washing machine, appliance space, tiled floor, pin spot lighting and UPVC double glazed window to rear.

BEDROOM NO 1

4.36m x 3.85m (14' 4" x 12' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator.



EN SUITE

having shower cubicle with fitted shower unit, pedestal wash hand basin, tiled splash back surrounds, ceiling light point, central heating radiator and tiled floor.

BEDROOM NO 2

3.65m x 3.18m (12' 0" x 10' 5") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

BEDROOM NO 3

having UPVC double glazed window to side, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator and tiled floor.

FIRST FLOOR LANDING

having pin spot lighting and built-in storage cupboard.



BEDROOM NO 4

5.93m x 4.34m (19' 5" x 14' 3") having UPVC double glazed window to rear, pin spot lighting, central heating radiator and a range of built-in wardrobes.

BEDROOM NO 5

5.42m x 3.67m (17' 9" x 12' 0") having UPVC double glazed window to rear, pin spot lighting, central heating radiator and built-in wardrobes and cupboards.

BATHROOM

having coloured suite comprising corner bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator and extractor fan.

OUTSIDE

GRAVELLED DRIVEWAY

providing off-road parking for several vehicles.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, lawn, timber garden shed.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band F with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/19/01/26

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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