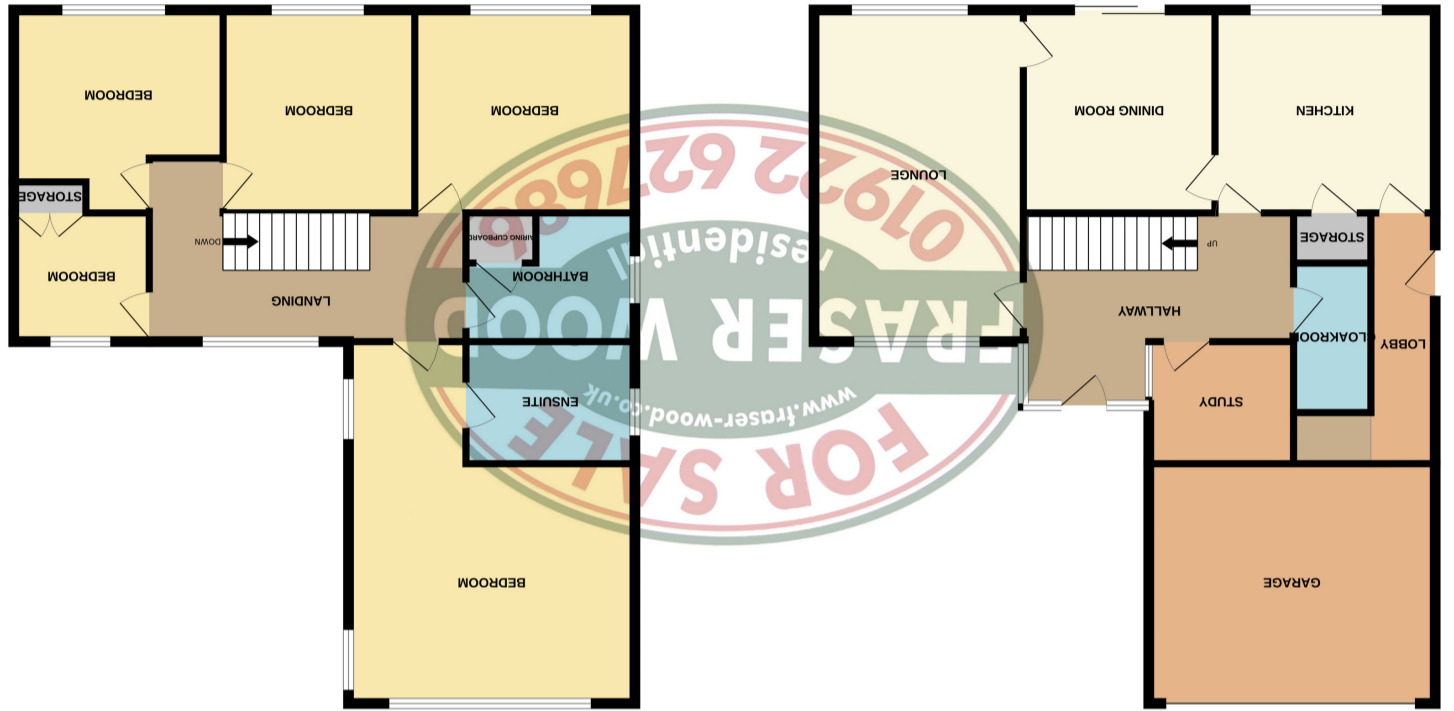




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
	67
	74
Very energy efficient - lower running costs	



1ST FLOOR

GROUND FLOOR



4 Fernleigh Road, Walsall, WS4 2EZ

OFFERS REGION £575,000



4 FERNLEIGH ROAD, WALSALL

This spaciously proportioned, five bedroomed, detached family residence 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 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.

The accommodation briefly comprises the following:- (all measurements approximate)



RECEPTION HALL

having UPVC entrance door, pin spot lighting, central heating radiator, under stairs storage space, sky lights to front, UPVC double glazed window to side and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, fully tiled walls, pin spot lighting, tiled floor and window to side.



LOUNGE

5.97m x 4.09m (19' 7" x 13' 5") having UPVC double glazed window to front, ceiling light point, two central heating radiators, brick built fireplace surround, coved cornices and UPVC double glazed window to rear.

DINING ROOM

3.93m x 3.10m (12' 11" x 10' 2") having UPVC double glazed patio door to rear garden, ceiling light point, central heating radiator and coved cornices.



STUDY

2.42m x 2.12m (7' 11" x 6' 11") having UPVC double glazed window to side, ceiling light point and central heating radiator.

RE-FITTED KITCHEN

3.77m x 3.63m (12' 4" x 11' 11") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four ring gas hob and extractor hood over, plumbing for automatic washing machine, pin spot lighting, radiator, built-in store cupboard and UPVC double glazed window to rear.

LOBBY

having window and door to side, ceiling light point, tiled floor and built-in store cupboard housing the central heating boiler.

FIRST FLOOR LANDING

having UPVC double glazed window to front, two ceiling light points and central heating radiator.

BEDROOM NO 1

6.05m x 4.80m (19' 10" x 15' 9") having UPVC double glazed windows to front and side, ceiling light point, central heating radiator, three wall light points and built-in wardrobes.

EN SUITE BATHROOM

having panelled bath with fitted shower attachment, "his and hers" wash hand basins, bidet, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, wall light point and window to side.

BEDROOM NO 2

3.78m x 3.64m (12' 5" x 11' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes.



BEDROOM NO 3

3.66m x 3.11m (12' 0" x 10' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 4

4.11m x 3.66m (13' 6" x 12' 0") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM NO 5

3.03m x 2.25m (9' 11" x 7' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.

SHOWER ROOM

having white suite comprising walk-in shower with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator, airing cupboard and window to side.

OUTSIDE

LAWNED FOREGARDEN

with DRIVEWAY providing off-road parking for several vehicles and pathway to front entrance door.

DOUBLE GARAGE

4.98m x 4.81m (16' 4" x 15' 9") having up-and-over entrance door, power and lighting and cold water tap.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn with a variety of trees and shrubs and with side access gate.

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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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 G with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/26/09/23

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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.