



**Fernleigh Road**

Walsall, WS4 2EZ

**£469,950**

**ficorns** & CO  
ESTATE AGENTS

01922 716 605

**FOR SALE**



# Fernleigh Road, Walsall, WS4 2EZ

Acorns & Co Estate Agents are pleased to offer For Sale this well maintained and improved Five Bedroom Double Fronted Semi Detached Property, situated in a highly sought after location, close to local amenities, reputable schools and with excellent transport links. The property briefly comprises; block paved driveway offering ample off road parking, entrance porch, entrance hallway, open plan lounge / dining room, breakfast kitchen, conservatory, downstairs bedroom, shower room, first floor landing, four bedrooms, a family bathroom, rear patio, landscaped garden and a brick built outhouse. Internal viewing is highly recommended.

## **Approach:**

The property is approached via a block paved driveway to front elevation, providing ample off road parking, with a UPVC double glazed door into;

## **Entrance Porch: 1.89m (6' 2") x 1.37m (4' 6")**

With a ceramic tiled floor, a wall mounted light point, and a further door into;

## **Entrance Hallway: 3.42m (11' 3") x 2.12m (6' 11")**

With a further window to front elevation, a staircase to first floor accommodation, a wall mounted intruder alarm system, a wall mounted double panel radiator, laminate flooring, coving, a ceiling light point, and doors off to;

## **Lounge Area: 4.71m (15' 5") Into Bay x 3.94m (12' 11")**

With a UPVC double bay window to front elevation, a wall mounted double panel radiator, coving, five wall mounted light points, a ceiling light point, and opening into;

## **Extended Dining Area: 3.36m (11' 0") x 3.94m (12' 11")**

With a feature wall mounted living flame gas fire inset into a marble effect hearth and surround, a wall mounted double panel radiator, three wall mounted light points, coving, a ceiling light point, and UPVC sliding doors to rear elevation leading to;

## **Conservatory: 3.94m (12' 11") x 2.94m (9' 8")**

Being of quarter brick built and UPVC construction with a pitched roof, ceramic tiled flooring, a ceiling light point, and UPVC double French Doors to side elevation leading to rear garden.

## **Breakfast Kitchen: 2.40m (7' 10") x 4.98m (16' 4")**

With a range of wall mounted cupboards with further set of upper cupboards, and base units with solid wooden doors, an integrated breakfast bar, with a granite effect work top over, incorporating an acrylic sink unit with drainer with mixer taps over, a five ring gas hob, an electric double oven inset into cupboards, a wall mounted "glowworm" boiler inset into a matching wall cupboard, plumbing for an automatic washing machine and dishwasher, a full height designer wall mounted radiator, a UPVC double glazed window to rear elevation, ceramic tiled flooring, space and plumbing for an American Fridge Freezer, coving, two ceiling light points, and a door to side elevation leading to garden, and a further door to front elevation leading to;

## **Bedroom 5: 2.77m (9' 1") x 2.57m (8' 5")**

A useful fifth bedroom offering granny annex with own en suite shower room, with a UPVC double glazed window to side elevation, a wall mounted single panel radiator, coving, a ceiling light point, and a door to front elevation leading to;

## **Downstairs Shower Room: 2.77m (9' 1") x 2.06m (6' 9")**

A modern white suite comprising; a fully tiled shower cubicle with a sliding glass shower screen with a mains shower, an oversized wall mounted wash hand basin, inset into a vanity unit, a modern flush low level W.C., a wall mounted double panel radiator, a chrome effect laddered towel rail, a further door to side elevation leading back to hallway, doubling shower room up to a guest shower room, a UPVC double glazed window to front elevation, an expel air, and inset low energy spot lighting.

## **First Floor Landing:**

With a UPVC double glazed window to front elevation, a loft hatch giving access via a loft ladder to an insulated and boarded loft void with a ceiling light point, coving, a ceiling light point, and doors off to;

**Bedroom 1: 4.71m (15' 5") into bay x 3.75m (12' 4")**

With a UPVC double glazed bay window to front elevation, a range of matching fitted wardrobes and a vanity unit, with drawers, a wall mounted single panel radiator, coving, and a ceiling light point.

**Bedroom 2: 3.94m (12' 11") x 3.54m (11' 7")**

With a UPVC double glazed window to rear elevation, an original style cast iron feature fire place, a wall mounted double panel radiator, dado, coving, and a ceiling light point.

**Bedroom 3: 3.25m (10' 8") x 2.76m (9' 1")**

With a UPVC double glazed window to front elevation, a wall mounted single panel radiator, coving and a ceiling light point.

**Bedroom 4: 3.00m (9' 10") x 2.49m (8' 2")**

With a UPVC double glazed window to rear elevation, a wall mounted single panel radiator, laminate flooring, coving, and a ceiling light point.

**Family Bathroom: 3.54m (11' 7") x 1.78m (5' 10")**

With a modern white suite, comprising; a "P" shaped bath, a "modern" flush low level W.C., an oversized wall mounted wash hand basin, inset into a vanity unit, a "Heritage style" radiator and towel rail, fully tiled floors and walls, a UPVC double glazed frosted window to side elevation, an expel air, and inset low energy spot lighting.

**Rear Patio:**

A block paved rear patio for al fresco entertainment, leading onto;

**Rear Garden:**

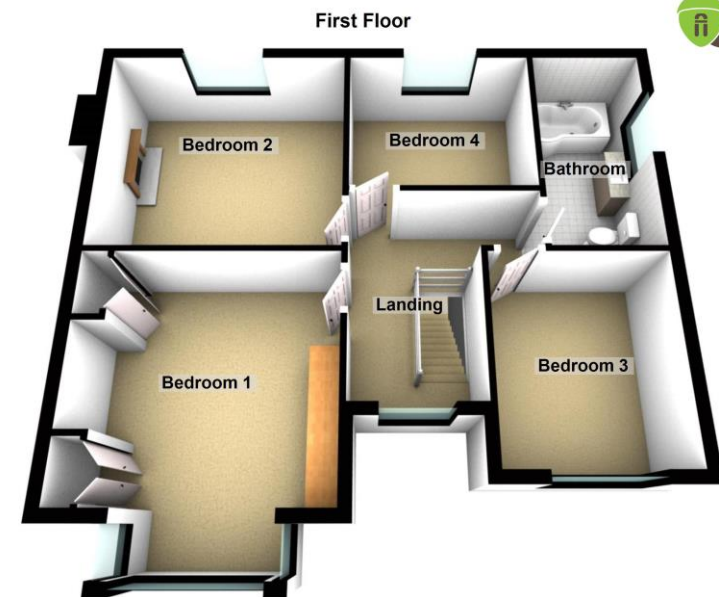
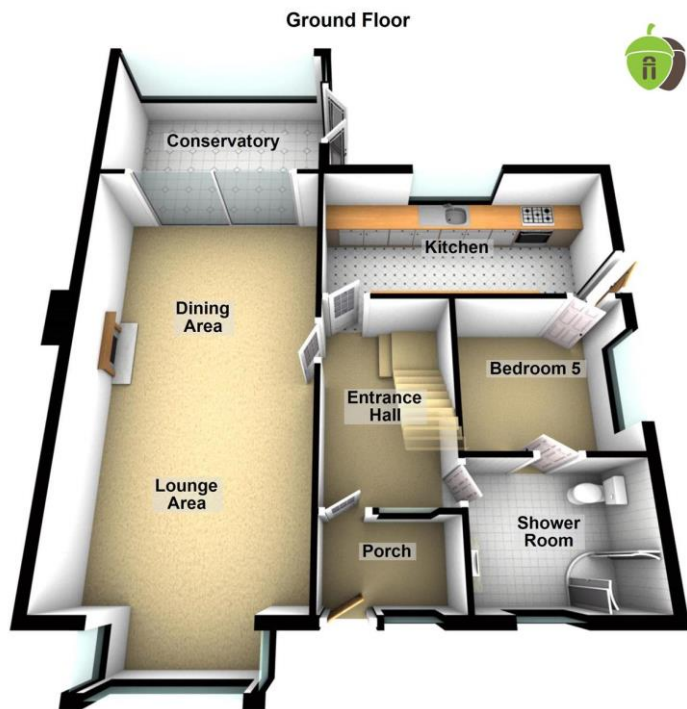
mainly laid to lawn, with raised borders of mature shrubs, a securely gated side access, with a matching block paved pathway to the rear of the garden;

**Outbuilding:**

With a further patio area, and a brick built outbuilding, with a UPVC window to side elevation, a UPVC door, with power and lighting.

**Tenure:**

We are informed by the Vendors 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. We are informed by the Vendors 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.



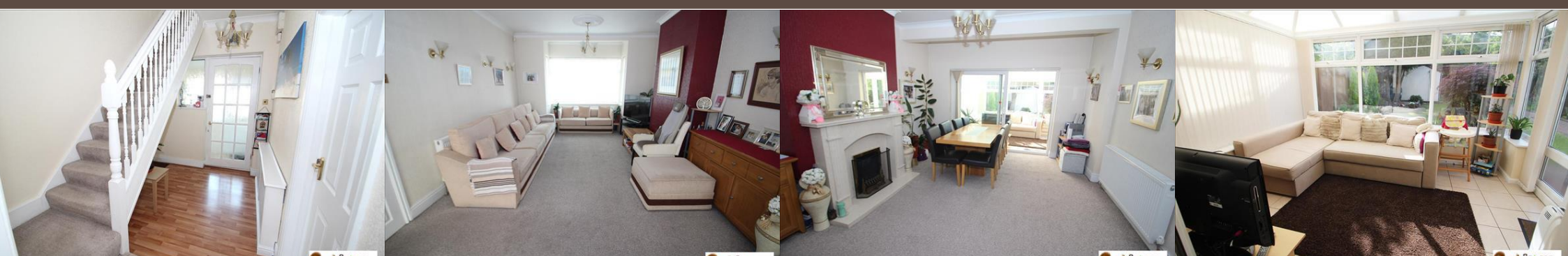
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		40	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		32	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Acorns & Co Estate Agents - 01922 716 605 – 07585 969 669 – info@acornsc.co.uk**







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