## Fernleigh Road | Walsall | WS4 2EZ

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## Summary

**FOUR BEDROOM DETACHED FAMILY RESIDENCE**HIGHLY SOUGHT AFTER LOCATION OFF THE MELLISH ROAD**NEAR TO QUEEN MARYS GRAMMAR SCHOOL AND OTHER HIGHLY REGARDED SCHOOLS OF BOTH SECTORS**SHORT WALK TO WALSALL ARBORETUM**GUEST WC & FIRST FLOOR SHOWER ROOM**NO CHAIN*
Occupying a lovely position on Fernleigh Road, this four bedroom detached family home has been cherished by the same family for many years and is now ready for its next chapter. Full of warmth, space and potential, this is a home where a new family can truly make their mark and create something special for years to come.

Ideally located close to Walsall Town Centre, Aldridge and surrounding areas, the property is perfectly placed for families, with Queen Mary's Grammar School nearby and the beautiful Walsall Arboretum just a short stroll away for weekend walks and family outings.

The accommodation begins with an entrance porch leading into a welcoming hallway, giving access to a generous rear living room where double doors open into a bright conservatory with floor to ceiling glass, creating a wonderful space to relax and enjoy views of the garden throughout the seasons. The dining kitchen has been designed with family living in mind, offering space for a dining table,

## Key Features

- FOUR BEDROOM DETACHED FAMILY RESIDENCE - MUCH LOVED HOME OF MANY YEARS
- NEAR TO QUEEN MARYS GRAMMAR SCHOOL AND OTHER HIGHLY REGARDED SCHOOLS OF BOTH SECTORS
- DINING KITCHEN WITH SPACE FOR TABLE AND RAISED BREAKFAST BAR
- FOUR BEDROOMS - JACK AND JILL ACCESS FROM PRINCIPAL BEDROOM TO A SMALLER BEDROOM - IDEAL DRESSING ROOM, NURSERY OR HOME OFFICE SPACE
- INTEGRAL GARAGE WITH EXCELLENT SCOPE FOR CONVERSION (SUBJECT TO CONSENTS)
- HIGHLY SOUGHT AFTER LOCATION OFF THE MELLISH ROAD
- SPACIOUS REAR LIVING ROOM WITH DOUBLE DOORS INTO CONSERVATORY/SUN ROOM WITH FLOOR TO CEILING GLASS
- UTILITY ROOM WITH GROUND FLOOR GUEST WC
- FIRST FLOOR REFITTED SHOWER ROOM
- NO CHAIN

## Rooms and Dimensions

**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**UTILITY ROOM WITH GUEST W/C**
5'8" x 4'7" (1.73m x 1.41m)

**LIVING ROOM**
19'2" x 12'9"/11'8" (5.86m x 3.91m/3.57m)

**CONSERVATORY/SUN ROOM**
9'8" x 9'3" (2.95m x 2.82m)

**DINING KITCHEN**
22'1" x 8'5" (6.75m x 2.58m)

**DINING AREA**
11'8" x 8'4" (3.57m x 2.55m)

**KITCHEN AREA**
10'0" x 9'4" (3.07m x 2.86m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**
11'11" x 10'1" (3.65m x 3.08m)

**BEDROOM TWO**
12'0" x 10'0" (3.66m x 3.05m)

**BEDROOM THREE**
8'8" x 8'7" (2.66m x 2.62m)

**BEDROOM FOUR**
9'2" x 5'11" (2.81m x 1.81m)

**FIRST FLOOR SHOWER ROOM**

**GARAGE**
16'11" (max)/11'4" x 15'2" (5.17m (max)/3.47m x 4.63m)

**Identification Checks**

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Approximate total area(1)

128 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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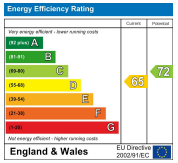


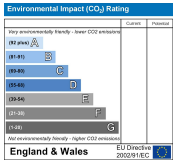


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