



**2 Bed  
Apartment  
located in Walsall**

  
**REDSTONES**  
The Property Experts

# Eagleworks Drive

Walsall

WS3 1BF



£75,000

Public Notice

Address: 52 Eagleworks Drive, Walsall, WS3 1BF

We are acting in the sale of the above property and have received an offer of £80,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

A two bedroom first floor apartment. The accommodation comprises of an entrance hall, lounge, kitchen, two bedrooms and bathroom. The property benefits from UPVC double glazing and gas central heating.

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## Hall

3'3" x 14'9"

Radiator, entry phone, store cupboard, doors off.

## Lounge

21'11" x 9'10"

Open plan with radiators, UPVC double glazed windows and Juliet balcony.

## Kitchen

11'1" x 9'10"

UPVC double glazed window, various wall units, rolled edge worksurface with cupboards under, inset sink, integrated oven and hob with extractor over, boiler.

## Bedroom One

11'5" x 9'10"

Radiator, UPVC double glazed window.

## Bedroom Two

11'5" x 8'6"

Radiator, UPVC double glazed window.

## Bathroom

6'2" x 6'2"

Radiator, frosted UPVC double glazed window, WC, pedestal wash hand basin, bath with mixer shower over.



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

## DIRECTIONS

### CONTACT

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