



**Connells**

Eagleworks Drive  
Walsall





### Property Description

An ideal opportunity to purchase this three bedroom end terrace property benefiting from No Upward Chain and briefly comprising of entrance hall, guest cloakroom, lounge, fitted kitchen diner, first floor bathroom, en-suite to master bedroom, enclosed rear garden and off road parking.

### Access Via

A double glazed door opening into:

### Entrance Hall

Having a double glazed window to the side, radiator and doors to:

### Guest Cloakroom

Having a double glazed window to the front, low level wc, wash-hand basin and radiator.

### Lounge

17' 10" max x 14' 6" max ( 5.44m max x 4.42m max )

Having a double glazed window to the front, stairs rising to first floor, two radiators, laminate flooring and door to:

### Fitted Kitchen/ Diner

14' 6" x 8' 10" ( 4.42m x 2.69m )

Having double glazed double doors to rear garden, double glazed window to the rear, a range of fitted wall and base units with work-tops over, stainless steel sink and drainer, integrated oven and hob with extractor over, radiator and storage cupboard.



## First Floor

### Landing

Having loft access point, cupboard housing water tank, radiator and doors to:

### Bedroom One

12' 6" x 8' 4" ( 3.81m x 2.54m )

Having a double glazed window to the front, radiator and door to:

### En-Suite

Having walk-in shower cubicle, wash-hand basin, low level wc and radiator.

### Bedroom Two

Having a double glazed window to the rear and radiator.

### Bedroom Three

8' 6" x 5' 10" ( 2.59m x 1.78m )

Having a double glazed window to the front and radiator.

### Bathroom

Having a double glazed window to the rear, bath, radiator, wash-hand basin and low level wc.

### Outside

To the rear of the property is an enclosed garden and gate providing access to driveway.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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