



10 Edward Court, Birmingham Road,
Walsall, WS1 2RF

Offers in the Region Of £150,000

Walsall

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Presenting a delightful two-bedroom, second floor apartment listed for sale, located in a sought-after location with excellent public transport links, local amenities, and schools in the vicinity. The property is in good condition, ready for you to make your own.

The flat comprises an open-plan reception room that is both a lounge and diner. This generous living area is graced with a feature bay window that lets in an abundance of natural light, creating a bright and airy atmosphere.

The property benefits from a well-appointed kitchen boasting a range of fitted units, an integrated fridge/freezer, an oven and hob, and plumbing for a washing machine. With these amenities, meal preparation will be a seamless experience.

The flat offers two bedrooms; one double and one single, catering to a variety of needs. A bathroom fitted with a white suite completes the accommodation, providing a practical and refreshing space for daily routines.

Adding to the charm of this property are its desirable features: a covered parking space ensures your vehicle is protected from the elements, while the attractive communal garden provides a peaceful retreat.

Moreover, the flat comes with no onward chain, ensuring a smooth transaction process. In conclusion, this flat represents an excellent opportunity for anyone seeking a comfortable, well-located home in good condition.

Don't miss out on this exceptional property. Contact us today for further information or to arrange a viewing.





Property Specification

Hall

Open-Plan Lounge/Dining Room

Lounge Area - 6.15m (20'2") plus bay x 4.78m (15'8")

Dining Area - 2.77m (9'1") x 2.70m (8'10")

Kitchen - 3.28m (10'9") x 2.62m (8'7")

Bedroom 1 - 3.57m (11'9") x 3.28m (10'9")

Bedroom 2 - 2.94m (9'8") x 2.43m (8')

Bathroom - 2.47m (8'1") x 1.57m (5'2")

Agent's Note:

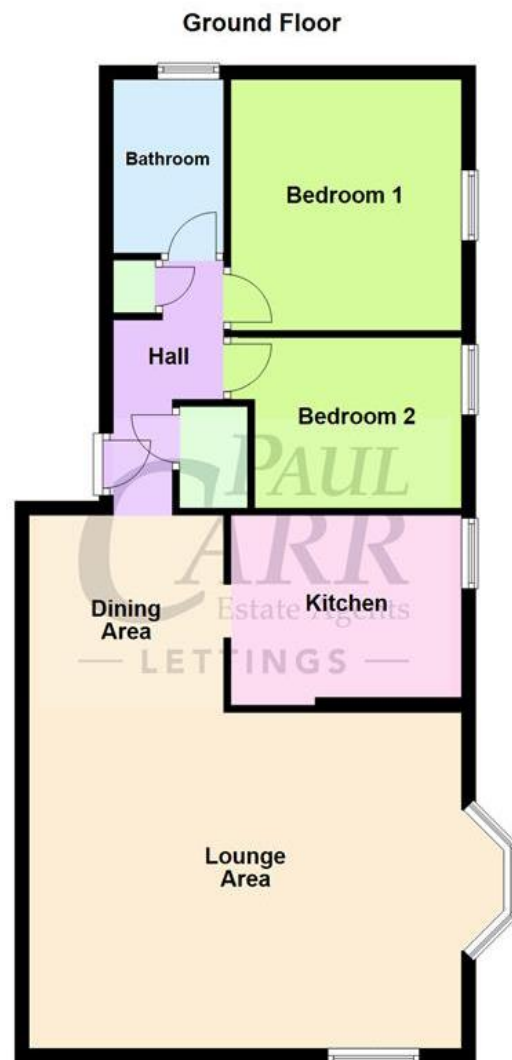
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 9th April 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
 Council tax band: C
 Tenure: Commonhold
 Ground Rent: N/A
 Service Charge: N/A

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

