



Eagleworks Drive, Bloxwich
Walsall, WS3 1BF

Offers Over £95,000

Inviting Interiors, Generous Living Space & Ground-Floor Convenience

A beautifully presented two-bedroom ground-floor apartment offering a thoughtful layout, bright interiors and generous open-plan living. With an en-suite shower room, a separate bathroom and a convenient residential setting, this appealing home is an excellent choice for first-time buyers, downsizers and those seeking manageable accommodation.

The entrance hallway provides a welcoming introduction, with a useful storage cupboard and access to the principal rooms. At the heart of the home is the impressive L-shaped kitchen, lounge and dining space. Its generous proportions allow distinct areas for cooking, entertaining and relaxing, while the open-plan arrangement creates a sociable setting for everyday life. Side windows and glazed double doors at the lounge end draw natural light into the room, enhancing the neutral décor and attractive wood-effect flooring. The kitchen combines practicality with a warm, coordinated finish, featuring wood-effect cabinetry, contrasting work surfaces and a breakfast-bar peninsula. An integrated oven, gas hob and extractor hood sit alongside space for further appliances, with ample cupboard storage completing this well-arranged space.

The principal bedroom provides a comfortable retreat, with room for freestanding furniture and the benefit of an en-suite shower room. Contemporary marble-effect wall panels complement the shower enclosure, wash hand basin and WC. A second well-proportioned bedroom adds flexibility to the accommodation. Whether used as a bedroom, a welcoming guest room or a dedicated workspace, it offers the versatility to suit a range of lifestyles. The separate bathroom is attractively presented with a bath, shower over and folding screen, together with a wash hand basin and WC. Coordinating marble-effect finishes give the room a clean, contemporary appearance.

Outside, the apartment forms part of a brick-built residential development with a residents' parking area.

The location offers convenient access to the shops and everyday amenities of Bloxwich, while Walsall town centre provides a wider choice of shopping and leisure facilities. Walsall and Bloxwich railway stations are also accessible, adding to the property's appeal for those travelling further afield. Combining comfortable accommodation with a practical layout and an inviting finish, this apartment offers much to appreciate.

Contact Paul Carr Estate Agents to arrange your viewing.



Lounge/Diner 22' 2" x 19' 6" into recess (6.75m x 5.94m)

Bedroom 1 11' 7" x 10' 8" maximum (3.53m x 3.25m)

Bedroom 2 11' 7" x 8' 5" (3.53m x 2.56m)

En-suite

Family Bathroom

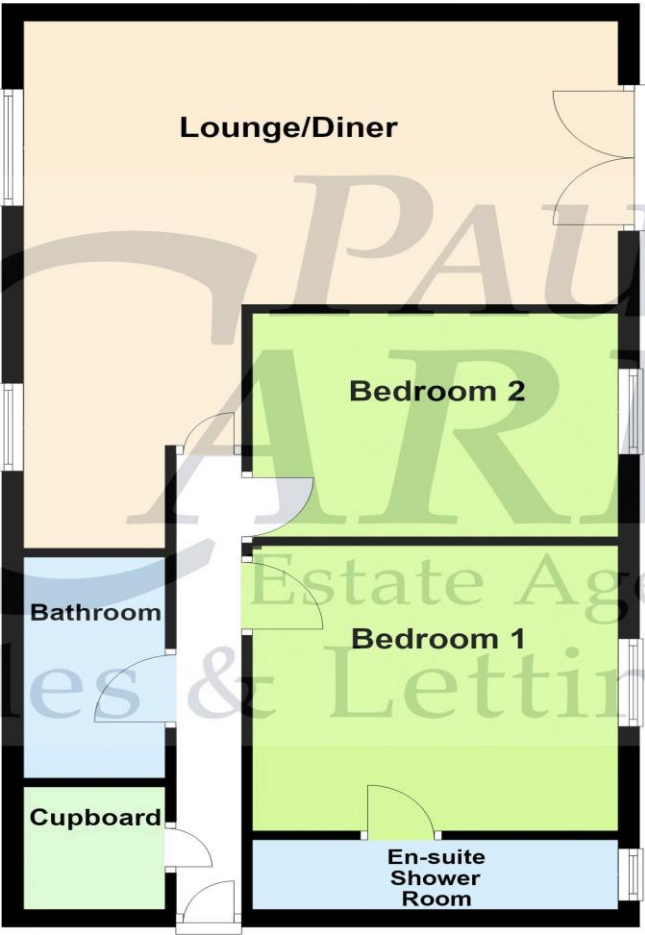




Floor Plan

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

Ground Floor

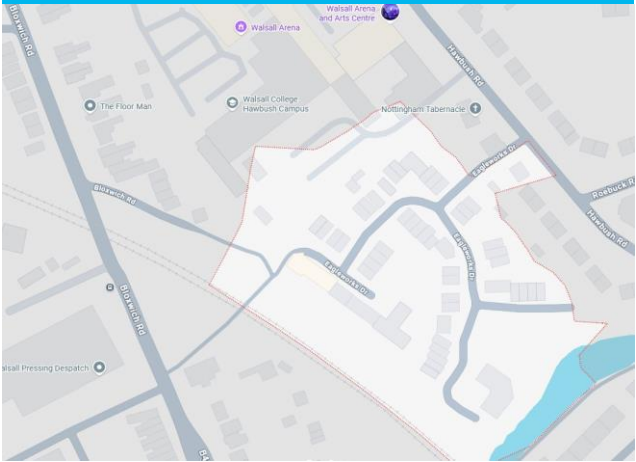


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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