

image not found or type unknown



# Eagle Close, Great Wyrley, Walsall

**£245,000**

## Features

- REFURBISHED THROUGHOUT
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- IDEAL FOR FIRST TIME BUYERS

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

### Lounge 3.86m x 3.43m (12'8" x 11'3")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Refitted Breakfast Kitchen 4.37m x 3.30m (14'4" x 10'10")

Being fitted with a range of gloss grey wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over and space for washing machine. Light points, radiator, larder cupboard and upvc double glazed window to rear aspect. French upvc double glazed doors to Rear Garden and upvc door to side elevation.

### First Floor Landing

Approached from stairs in Hallway and having loft access, ceiling light point and useful airing cupboard.

### Bedroom One 4.37m x 2.57m (14'4" x 8'5")

Having ceiling light point, radiator and two upvc double glazed windows to front aspect.

### Bedroom Two 2.59m x 2.49m (8'6" x 8'2")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 2.49m x 1.68m (8'2" x 5'6")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Refitted Bathroom

Comprising paneled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls and upvc double glazed window to side aspect.

### Outside

The front of the property is mainly laid to lawn with driveway providing plentiful parking for several vehicles. Wooden doors leading to the enclosed Rear Garden having paved patio and flower borders.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos

## Property Location

