



Terret Close, Warwick Court

Walsall, West Midlands, WS1 1EN

Offers In Excess Of £90,000



A MODERN CENTRAL LOCATED FIRST FLOOR FLAT COMPRISING OF TWO BEDROOMS, LOUNGE, SEPERATE KITCHEN, FAMILY BATHROOM, ENTRANCE HALL, ELECTRIC STORAGE HEATING AND DOUBLE GLAZED .

Entrance Hall

13'4" x 3'11" (4.08 x 1.2)

Electric storage heater and wood panelled floor

Lounge

13'7" x 13'0" (4.15 x 3.97)



Patio doors leading onto a juliet balcony overlooking communal areas and electric storage heaters

Kitchen



Fitted kitchen with a range of matching wall and base units with work surfaces, fitted oven and hob and extractor hood, tiles splash backs and sink and drainer with mixer taps

Bathroom



White three piece suite with panelled bath and shower system, pedestal wash hand basin, low level wc and tiled splashbacks

Bedroom One

8'10" x 9'6" (2.7 x 2.9)



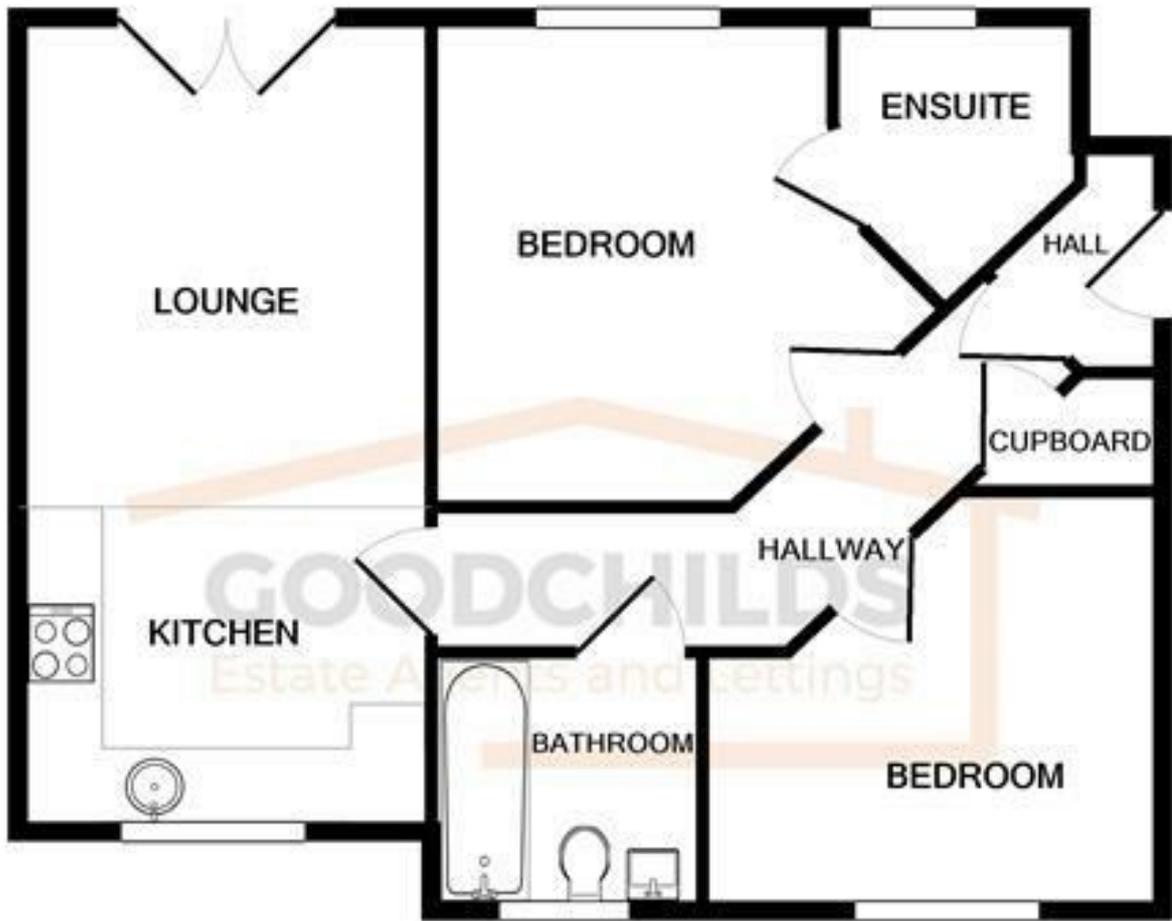
uPvc double glazed window and electric wall heater

Bedroom Two

10'3" x 10'0" (3.14 x 3.05)



Upvc double glazed window and electric storage heater



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	76
	EU Directive 2002/91/EC		



t: 01922711444 e: bloxwich@goodchilds-uk.com

www.goodchilds-uk.com