



Bartlams.

138 Beachcroft Road, Kingswinford - DY6 0HT

Offers in Region of £465,000



138 Beachcroft Road

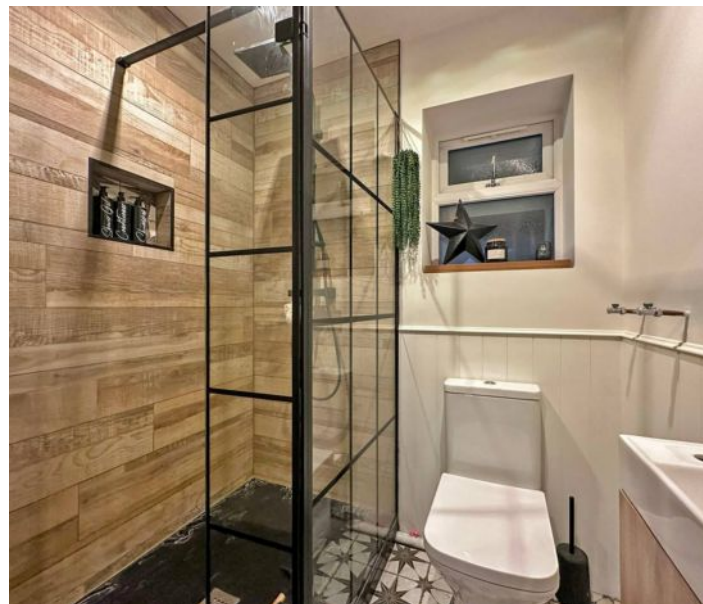
Kingswinford, Kingswinford

A stunning four-bedroom detached family home set on a desirable corner plot, perfectly located for nearby schooling and local amenities. This impressive property has been extensively extended to the side and rear, creating a beautifully designed open-plan living kitchen at the heart of the home, complete with bi-folding doors leading out to the garden. With multiple reception spaces, generous bedrooms, and modern finishes throughout, this is a perfect family home. As you step into the hall, you'll find a spacious living room with an electric fireplace, and a further reception room, formerly part of the garage, currently used as a playroom. To the rear, the showstopping open-plan living kitchen features a stylish island, real oak worktops, a dining area with bi-folding doors, a cosy log burner, and a seating area, making it the perfect space for both entertaining and everyday family life. The kitchen is fitted with high-quality integrated appliances including two ovens, a five-ring gas hob, a microwave, a wine cooler, and a double sink, with space for a fridge freezer.

A separate utility room offers additional storage and space for a washing machine and dryer, while a downstairs shower room adds further convenience, fitted with a walk-in shower, WC, and wash hand basin.



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Upstairs, there are four well-proportioned bedrooms. The principal bedroom, part of the extension, enjoys a view of the rear garden and a stylish open-plan en-suite with a freestanding bath, shower attachment, WC, and wash hand basin. Bedroom two is positioned to the front, bedroom three overlooks the rear, and bedroom four, currently used as a dressing room features fitted wardrobes. The family bathroom offers a bath with shower attachment, WC, wash hand basin, and built-in storage.

The exterior complements the interior perfectly, with a generous rear garden featuring patio seating areas and a flat lawn, ideal for families and entertaining. Being a corner plot, the property offers a large driveway with ample parking, an electric garage door, and an additional door from the garage leading into the garden.

We are advised by our client that this property is: Freehold, Council Tax Band – C, EPC – C

Buyers Information:

As part of our legal obligations as an estate agent, we are required to carry out anti-money laundering (AML) checks on all purchasers. To ensure this process is handled efficiently and in compliance with regulations, we outsource these checks to a trusted third-party provider. There is a small non-refundable fee of £60 for this service, payable at the point of verification.





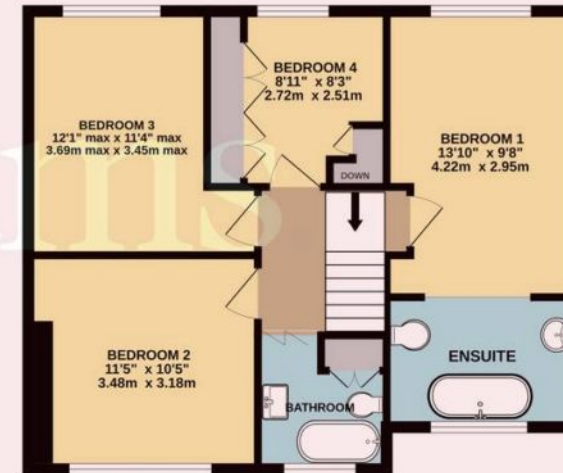




GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bartlams

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