



**Connells**

Beachwood Avenue  
Wall Heath Kingswinford



### Property Description

AN IMPRESSIVE & IMMACULATELY PRESENTED DETACHED BUNGALOW IN WALL HEATH. CORNER POSITION OCCUPYING A LARGE PLOT. SPACIOUS ROOMS. STUNNING RE-FITTED BATHROOM. VERSATILE ACCOMMODATION WITH EXTRA ROOM & DINING ROOM WHICH COULD ALSO BE USED AS BEDROOMS.

### To The Front

A tarmac driveway providing off road parking leads to the front of the property with shaped lawn and flower and shrub borders.

### Entrance Porch

Double glazed porch with entrance door to the front elevation and door leading into the;

### Entrance Hallway

Double doors, radiator, cloakroom and doors to;

### Lounge

20' 1" x 12' 8" ( 6.12m x 3.86m )

Bi-fold doors to the rear elevation and two radiators.

### Dining Room

14' 2" into recess x 11' 10" ( 4.32m into recess x 3.61m )

Bi-fold doors to the rear elevation and radiator.

### Kitchen

12' 9" x 10' 7" ( 3.89m x 3.23m )

Double glazed window and door to the rear elevation, a range of wall and base units with worksurfaces and ceramic sink/drain, electric oven, gas hob, extractor hood and spotlights to ceiling.



### Utility Room

8' 11" x 6' ( 2.72m x 1.83m )

Base units with worksurfaces and combi boiler.

### Bedroom One

15' 5" into wardrobes x 12' 2" ( 4.70m into wardrobes x 3.71m )

Double glazed bow window to the front elevation, fitted wardrobes and radiator.

### Bedroom Two

10' 9" x 10' 9" ( 3.28m x 3.28m )

Double glazed window to the front elevation, fitted wardrobes and radiator.

### Potential Additional Bedroom

10' 11" x 9' 5" ( 3.33m x 2.87m )

Radiator and access to loft

### Bathroom

Suite comprising; wash hand basins x 2, wc, bidet, jacuzzi bath and radiator rail.

### Garage

21' x 10' 2" ( 6.40m x 3.10m )

Electric door into the garage which has lights, power and apex storage space.

### Rear Garden

Fully enclosed rear garden comprising of a paved patio leading to the lawn with flowers and shrubs.,





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Awaited**

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Tenure: Freehold



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Property Ref: SBR309749 - 0007