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10 Beverley Drive  
Kingswinford



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10 Beverley Drive, Kingswinford, DY6 9BW

This generous 3 bedroom semi-detached family home is located on the popular 'Valley Fields' Estate in Kingswinford and offers fantastic potential for modernisation and improvements. This spacious home boasts a separate Lounge and Dining Room, Utility, 3 Bedrooms and a private rear Garden. Beverley Drive is located within a quiet address just moments from Kingswinford Village with a wealth of amenities on the doorstep, there are a number of good primary and secondary schools in the area and it is within walking distance of public transport links. With gas central heating, UPVC double glazing throughout and being available with no upward chain.

Accommodation is over two floors and briefly comprises; Reception Hallway, Lounge, Dining Room, Kitchen, Utility with WC, Garage, Landing, 3 Bedrooms, Shower room, separate WC, and private rear Garden.

OVERALL A SPACIOUS AND VERSATILE PROPERTY WITH SCOPE TO PERSONALISE IF REQUIRED!  
INTERNAL INSPECTION ADVISED – NO UPWARD CHAIN.

On approach, you are greeted by a blocked paved driveway with off road parking and gravelled area to the side. On entrance to the property, the UPVC front door leads through to the Reception Hallway where there is a storage cupboard, stairs to first floor Landing and a door to;



The Lounge is located at the front and has a pleasant outlook, there is an electric fire with brick feature surround. There is a door leading into the Dining Room which overlooks the rear Garden and French doors leading out.

The Kitchen is fitted with a range of gloss wall and base units having laminate worktops which incorporate an inset sink and drainer. There is space for additional appliances. There is a door leading to the Utility and WC. The Utility is fitted with a laminate worktop and has space for appliances beneath. There is a white suite WC and corner hand wash basin. From the Utility there is access to the rear Garden and Garage.

To the first floor Landing, there is access to a useful loft hatch with pull down ladders, airing cupboard and doors to;

There are three good sized Bedrooms, of which Bedroom one and two benefit from built in wardrobes. The Shower Room is fitted with a white suite comprising, wash hand basin with storage beneath and shower cubicle with electric shower. There is a separate WC.

Externally, the pleasant and private rear Garden has a paved patio and lawn area to one side and a pathway leading down to greenhouse. There are mature shrubs dotted throughout the garden and outside water tap.

The Garage has a front door opening, electric and houses the 'Worcester Bosch' boiler.

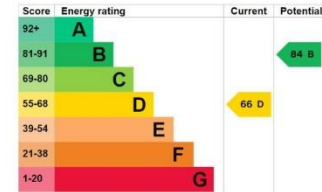
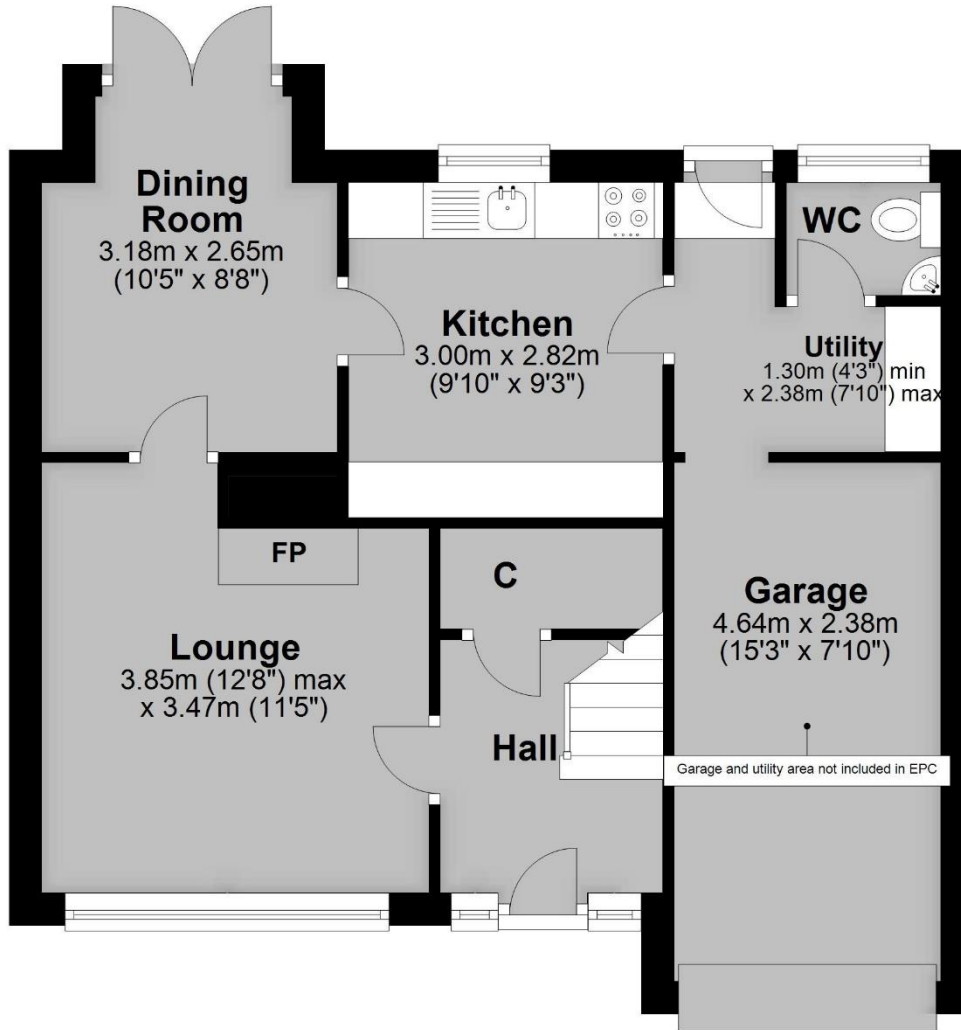




# FLOOR PLANS

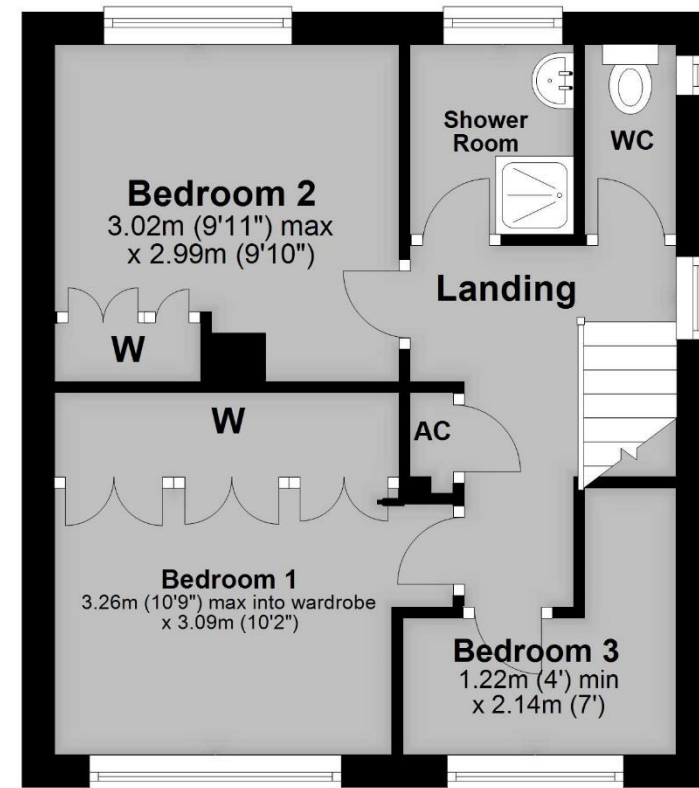
## Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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