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**Beachcroft Road**  
Wall Heath

158 Beachcroft Road, Wall Heath, Kingswinford DY6 0HT

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A fantastic opportunity to acquire a beautifully presented 3 Bedroom Semi-detached Family Home, located in a much sought after location in the heart of Wall Heath. Having been redecorated throughout, the property offers spacious and stylish living accommodation. The property is located along a popular road in Wall Heath, and is a short walk from a range of amenities in Wall Heath village, as well as being in the catchment area for good primary and secondary schools. Further to this, there is gas central heating, UPVC double glazing throughout and ample off road parking.

Accommodation is over two floors and briefly comprises; Porch, Reception Hallway, Lounge/Dining Room, Conservatory, Kitchen with built in appliances, Garage, Landing, 3 good sized Bedrooms, Family Bathroom with contemporary white suite and private rear Garden.

OVERALL, A QUALITY FAMILY HOME IN A POPULAR WALL HEATH ADDRESS! INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

On approach, you are greeted by a block paved driveway with ample off road parking. On entrance to the property, the composite front door leads through into the Porch which has a further door leading into the Reception Hallway. The inviting Reception Hallway has stairs to first floor, storage cupboard and door to Lounge



The spacious Lounge/Dining Room has a bright and airy feel and benefits from an electric fire with feature surround and French doors to Conservatory.

The Conservatory has been added by the current owner and has French doors leading out to the rear Garden.

The Kitchen has a window looking out to the rear Garden and is fitted with a range of shaker style wall and base units with worktops that incorporate an inset Belfast sink and drainer and electric hob with extractor fan above. There is built-in oven, fridge freezer, dishwasher and washing machine. Further to this, there is understairs storage and a door into the Garage.

The Garage has a front opening door, electric power points and a door accessing the rear Garden.

To the first floor, the Landing has doors to 3 good sized Bedrooms, of which Bedroom 3 has a useful loft hatch access. The stylish Family Bathroom is fitted with a contemporary white suite comprising; WC with concealed unit, hand wash basin with storage below, bath with waterfall shower head over, vertical radiator and half tiled walls.

Externally, the private rear Garden enjoys a paved patio with extensive lawn area beyond. Throughout the Garden there are well stocked borders, outside power points and water tap.

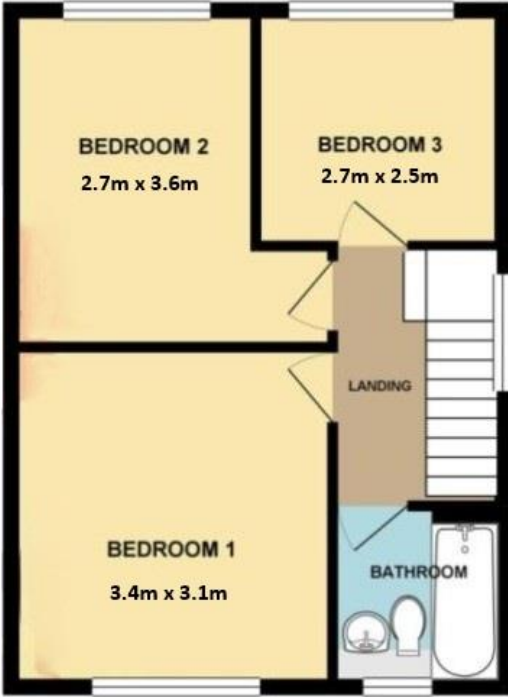
Tenure: Freehold  
Council Tax Band: C



# FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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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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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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