



**RICS**

the mark of  
property  
professionalism  
worldwide

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**Beachcroft Road**  
Wall Heath, Kingswinford



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

152 Beachcroft Road, Wall Heath, Kingswinford DY6 0HT

This 3 Bedroom Semi-detached Family Home requires updating and would make an ideal project for those wanting to personalise and stamp their own individual style.

Beachcroft Road is a much sought after Wall Heath location being well placed for amenities in Wall Heath and important local schools and the property enjoys a south west facing rear aspect, Driveway to front leading to the Garage and is available with no onward chain.

With gas central heating and comprising: Reception Hall, Through Lounge/Dining Room, Kitchen, Landing, 3 Bedrooms and Bathroom.

OVERALL, A GREAT OPPRTUNITY FOR IMPROVEMENT. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with part double glazed timber front door and side screen leading to the Reception Hall having stairs to 1st Floor and Cloaks Store.

A glazed screen and door opens to the through Lounge/Dining Room with coloured slate fireplace having hearth, timber mantel and side shelves, double glazed front window and double glazed rear window and door to Garden. A door gives access to the Kitchen.

The Kitchen has wall and base cupboards, worktops, sink and mixer tap, double glazed rear window, strip light, shallow cupboard, Store (below stairs) and door to Garage.

On the 1st Floor, there is a Landing with double glazed window and doors to 3 Bedrooms and Bathroom.

There are 3 good size Bedrooms. Bedroom 1 has a double glazed window to the front. Bedroom 2 has a double and single wardrobe with top cupboard, shelf unit with cupboard and double glazed window. Bedroom 3 has a built-in double wardrobe with top cupboard, double base cupboard, double glazed window and loft access.

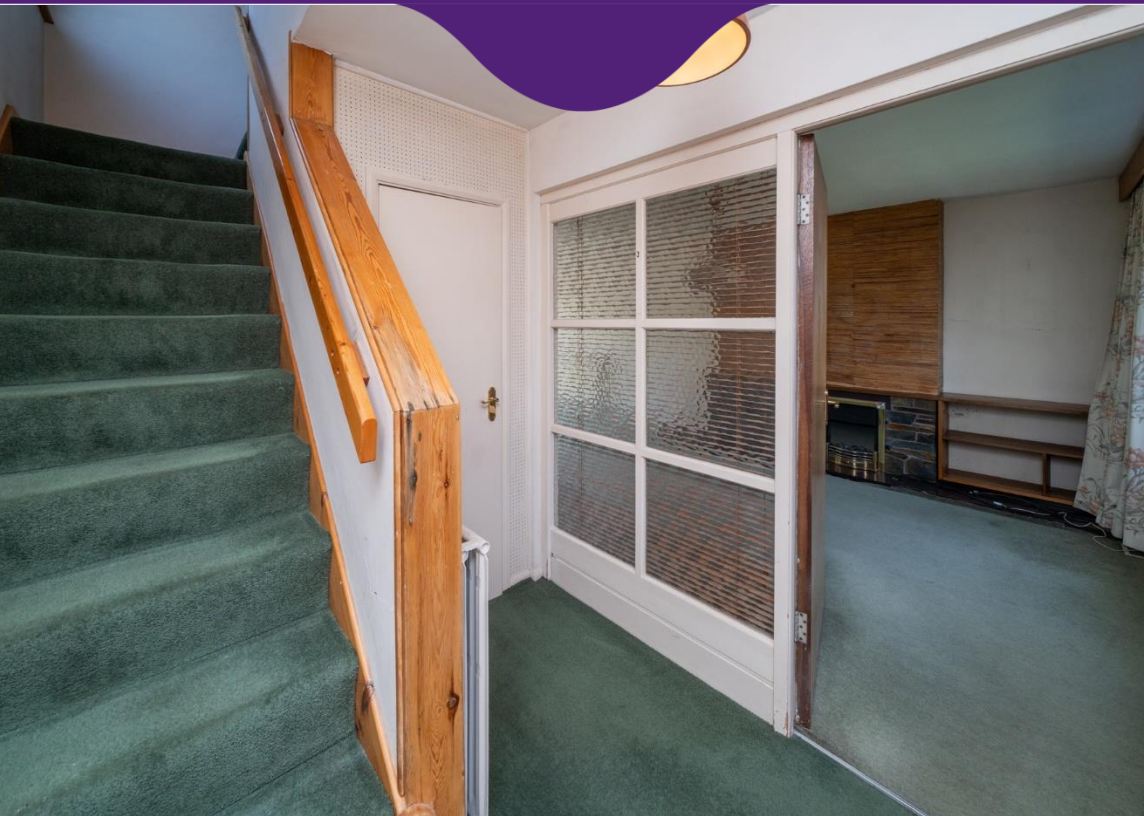
The Bathroom is located to the front having bath with shower over and side shower screen, WC, basin, obscure double glazed window, tiled walls and Airing Cupboard (with tank).

There is an irregular shaped Garage having part glazed timber side opening doors, part glazed timber pedestrian door to front, British Gas 330 gas central heating boiler, rear double glazed window and double glazed door to Garden.

There Rear Garden is south west facing, being a good length requiring landscaping.

At the front, there is a low wall, Driveway and lawn with shrub planting.

**Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C**





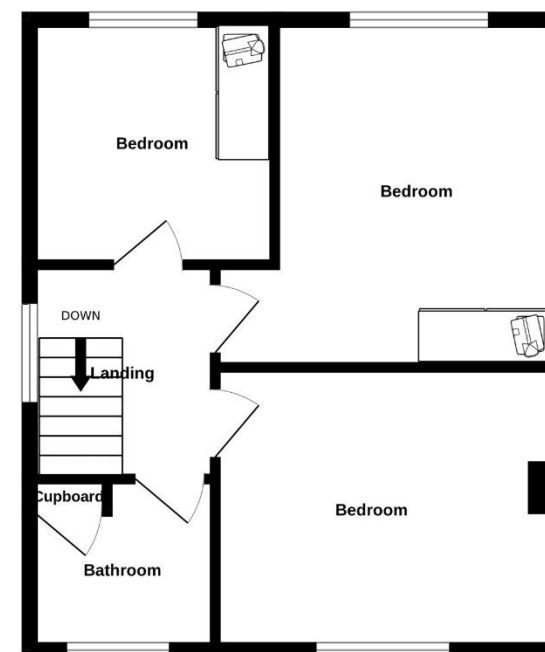
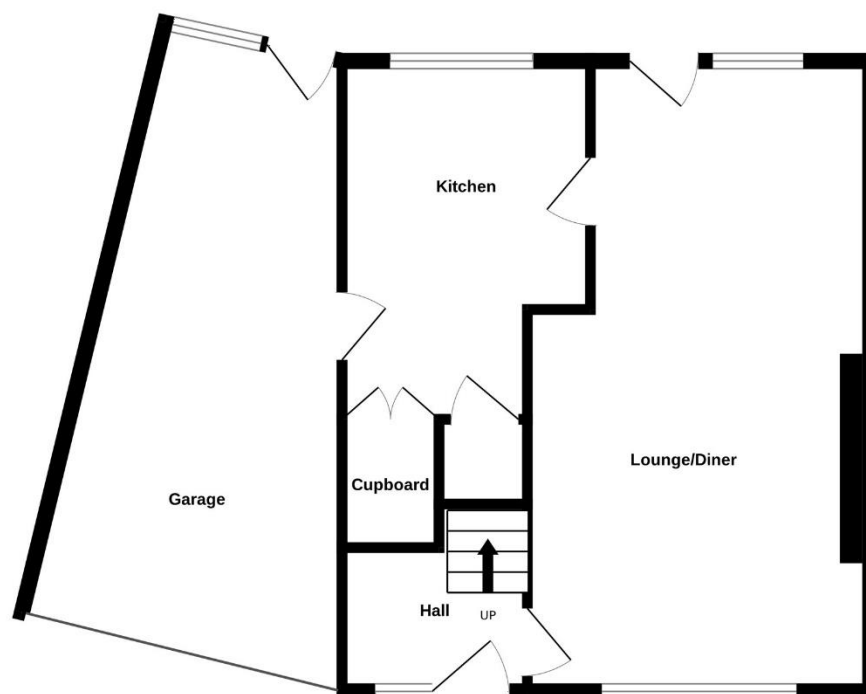


Reception Hall	Bedroom 1: 11'4" x 10'5" (3.46m x 3.18m)
Lounge/ Dining Room: 22'10" x 11'4" & 8'11" (6.98m x 3.47m & 2.72m)	Bedroom 2: 12'1" x 8'11" (3.70m x 2.73m)
Kitchen: 11'8" x 8'9" (3.56m x 2.69m)	Bedroom 3: 8'10" x 8'6" (2.71m x 2.59m)
Garage: 23'6" x 10'2" ave (7.18m x 3.09m)	Bathroom: 6'6" x 6'4" (1.99m x 1.94m)
Landing	

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

1st Floor



## FLOOR PLANS





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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>

[www.leeshaw.com](http://www.leeshaw.com)







The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

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

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622  
kingswinford@leeshaw.com www.leeshaw.com

We don't sell houses  
we sell **homes.**