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Beachwood Avenue  
Wall Heath, Kingswinford



## 1 Beachwood Avenue, Wall Heath, Kingswinford DY6 0HL

This extended 2 Bedroom Detached Bungalow is all about its location, enjoying a level cul-de-sac position in one of the most sought after roads in Wall Heath and represents a fantastic opportunity, rarely available and with such high demand, making early inspection essential.

Wall Heath offers a good range of local amenities with further facilities in nearby Kingswinford.

The Bungalow offers scope to personalise and update, with a flexible layout and benefits from 2 extensions, to the rear, creating a large Lounge/Dining Room and a separate rear Sitting Room (or Bedroom 3) and there is a mature Rear Garden.

With gas central heating and comprising: Porch, Hall, 2 Double Bedrooms, Bathroom, Lounge/Dining Room, Breakfast Kitchen, Rear Lobby, Sitting Room and Garage. There is also a Driveway to the front.

OVERALL, A GREAT OPPORTUNITY FOR A LARGER BUNGALOW AT THIS PRIME ADDRESS – EARLY VIEWING IS HIGHLY RECOMMENDED. AVAILABLE WITH NO ONWARD CHAIN.

The Porch Entrance has UPVC double glazed doors and timber glazed door and side screen opening to the Reception Hall having Cupboard (housing the Worcester gas central heating boiler) and doors leading off.

There is a generous size main Bedroom, to the front, having UPVC double glazed bow window, a range of built-in wardrobes to one wall, matching bedside cupboards, dressing table and drawer unit and 2 recessed ceiling lights.

Bedroom 2 is also a double size room having 2 double wardrobes with top cupboards, 2 bedside drawer units and UPVC double glazed front window.

The Bathroom has a grey coloured suite with bath, basin, WC, wall mirror, part tiling, obscure double glazed rear window and Dimplex electric heater.

There is an extended rear Lounge/Dining Room with the Dining Area having high-level obscure UPVC double glazed side window, built-in base cupboards and opening to the Lounge Area having a recessed brick fireplace, large rear UPVC double glazed fixed window and side UPVC double glazed patio door to Garden.

The Breakfast Kitchen has a range of light oak style wall and base cupboards, sink and mixer tap, Stoves built-in double oven, Stoves gas hob, tall housing with integrated fridge freezer, double glazed rear window and obscure glazed door to Garage.

The Kitchen opens to the Rear Lobby having part double glazed UPVC door and screen to rear Garden. A small paned glazed door gives access to the rear Sitting Room having a mantel fireplace with hearth and gas fire, built-in double cupboard and side UPVC double glazed patio door to Garden.

The Garage has an up and over door, skylight, worktop with double cupboard below, appliance space, double wall cupboard, rear recess with 2 appliance spaces, strip lights and part obscure UPVC double glazed rear door.

There is a good size Rear Garden having a paved patio, shaped lawn with borders, rear right corner patio and mature shrubs and trees.

At the front, there is a low block wall, lawn with borders, shrub planting and tarmac driveway providing off-road parking.



# FLOOR PLANS

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D.



Total area: approx. 129.2 sq. metres (1390.8 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  
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The Cross Offices, Summerhill

Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622

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

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