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2c Beachcroft Road

Wall Heath

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2c Beachcroft Road, Wall Heath, Kingswinford, DY6 0HJ

An individual and well appointed 3 Bedroom Detached dormer bungalow, constructed in 2020 by 'Duo Developments Limited'. This distinctively designed property offers versatile accommodation that spans over two floors and has been adapted by the present owner to create a more spacious Lounge/Dining room. The property has been exceptionally well appointed throughout and includes features such as underfloor heating to the ground floor, bi-fold doors in the Lounge, Kitchen with integrated appliances, detached Garage and beautifully landscaped low maintenance rear Garden. An ideal property suitable for family occupation or for those looking to futureproof with the option of having Bedrooms on the ground floor. Situated in a prime Wall Heath address tucked just off Maidensbridge Road, with a range of amenities and public transport links on the doorstep in Wall Heath village and in the catchment area for a number of reputable schools.

Accommodation briefly comprises; Reception Hallway, Lounge/Dining room with bi-fold doors to the rear Garden, Kitchen with a range of integrated appliances and Utility room off, two ground floor Bedrooms (one with En-Suite), further ground floor Bathroom, Landing, first floor Bedroom with separate Shower room, detached Garage and low maintenance rear Garden.

AN EXCEPTIONAL PROPERTY THAT OFFERS WELL APPOINTED AND VERSATILE ACCOMMODATION THROUGHOUT. INTERNAL INSPECTION IS ADVISED TO APPRECIATE THIS TRULY RARE FIND!



On approach, you are greeted by a block paved driveway that provides ample off road parking for multiple vehicles. A detached Garage is to the side, and has an electrically operated roller shutter door to the front, side door to the rear, there are power points, lighting and plumbing for additional appliances if required. In addition, there is a 'Rolec' electric vehicle charging point within the Garage.

On entrance to the property, a composite front door leads through to the impressive Reception Hallway which has stairs to the first floor Landing, a useful under-stairs storage cupboard and there are doors giving access to;

The through Lounge/Dining room enjoys a feature electric fire with decorative quartz and marble surround, there are bi-folding doors that give access to the rear Garden and a further door leads into the Kitchen.

The Kitchen is fitted with a range of light grey units with laminate worktops that incorporate an inset 1.5 bowl sink and drainer, an inset induction hob with extractor fan above, there is a built in dishwasher, fridge/freezer, electric oven and microwave/oven. In addition, there is a dedicated breakfast-bar area with seating for two and a door from the Kitchen leads through to the Utility room.

The Utility room is also fitted with a range of units with further inset sink, space for a washing machine and tumble dryer and a wall mounted cupboard housing the 'Vaillant' gas central heating boiler. A door from the Utility gives access to the rear Garden.



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Also to the ground floor, are two generous double Bedrooms and a spacious Bathroom. The second Bedroom benefits from an En-Suite Shower room off that is fitted with a contemporary suite. The third Bedroom enjoys views overlooking the rear Garden and also benefits from built in wardrobes. The Bathroom is fitted with a contemporary suite comprising; wc and basin unit with storage beneath and bath with centralised taps.

To the first floor, the plush Landing has a feature dormer window, useful eaves storage and doors to;

The Master Bedroom enjoys a feature dormer window and built in wardrobes. Across the Landing is a Shower room comprising; wc, basin unit with storage beneath and shower enclosure. Further to this, there is built in eaves storage and a feature 'Velux' window.

Externally, the property enjoys a bright south facing aspect. There is a spacious Indian limestone patio area with extensive astro-turf area beyond. Throughout the Garden there are gravelled borders and decorative screening to the rear as well as two electrically operated awnings, providing ample shading in the warmer summer months. Further to this, there is secure gated side access to each side of the property, an outside tap, lighting and electric power points.

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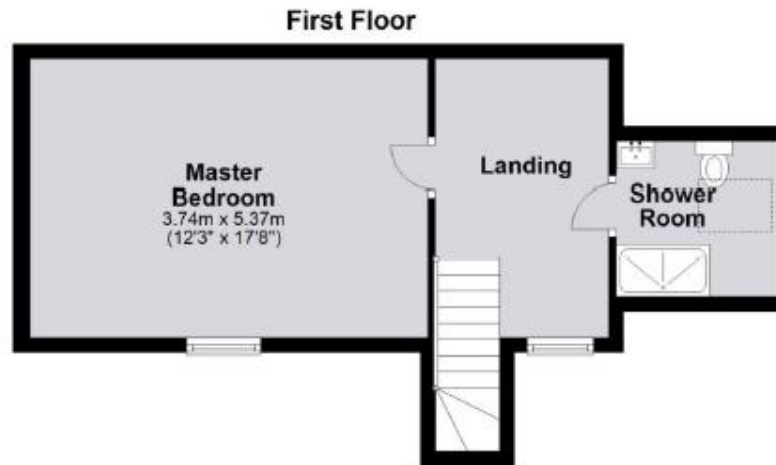




FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Floor Area:
 Ground Floor: 91sq m, 979sq ft
 Garage: 21sq m, 226sq ft
 First Floor: 35sq m, 377sq ft





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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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