



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Beachwood Avenue
Wall Heath

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

12 Beachwood Avenue, Wall Heath, Kingswinford DY6 0HL

This improved, well presented and extended, 2 Bedroom Detached Bungalow enjoys a prime position and much sought after cul-de-sac location, leading off Beachcroft Road 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.

The Bungalow is well placed for amenities in Wall Heath and nearby Kingswinford and further benefits from a good size, low maintenance south east facing Rear Garden, together with a block paved front Driveway and gravelled area, providing excellent off road parking.

With gas central heating, UPVC double glazing and comprising: Porch, Hall, Extended Rear Lounge, modern Kitchen, Breakfast Room, Utility, 2 Double Bedrooms, Refitted Shower Room and Garage/Store.

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



There is a Porch Entrance with part double glazed UPVC door and side screen and with part single glazed timber internal door and screen opening to the Reception Hall.

The Hall has a laminate floor, loft access (with ladder), cupboard, radiator and doors leading off.

Bedroom 1 is a generous size double room, to the front, having UPVC double glazed window, radiator and 3 double built-in wardrobes to one wall.

Bedroom 2 is another double size room with UPVC double glazed window and radiator.

There is a refitted Shower Room having a white suite, including a large shower with a side screen and waterfall shower, combined WC with concealed cistern and basin with vanity cupboard, tiled floor, tiled walls, obscure UPVC double glazed rear window, radiator and Dimplex electric heater.

The extended Lounge has a mantel fireplace with hearth and electric fire, radiator and UPVC double glazed patio door to Garden.



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





RICS

the mark of
property
professionalism
worldwide

The Kitchen has a range of white wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Bosch built-in oven with cupboard above and below, 4 burner gas hob with cooker hood over, tall cupboard with integrated fridge freezer, freestanding Beko dishwasher, UPVC double glazed rear window, radiator, strip light and Worcester gas central heating boiler.

An archway gives access to the Breakfast Room having skylight, tiled floor, radiator, recessed ceiling lights, part double glazed UPVC door to Garden, door to Garage and door to Utility.

The Utility has a worktop with appliance space below, tall cupboard, half tiled walls, recessed ceiling lights, obscure UPVC double glazed rear window, tiled floor and chrome ladder radiator.

There is a Garage/Store with side opening entrance doors, strip light, power points and tap.

The Rear Garden is south east facing, being a good size, laid for low maintenance with split level paved patio, central area with chippings, borders with shrubs and there is a rear tap and shed.

At the front, there is a low brick wall, blocked paved Driveway, providing off-road parking and low maintenance gravelled area.

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. Council Tax Band D.

The
LEE, SHAW
Partnership

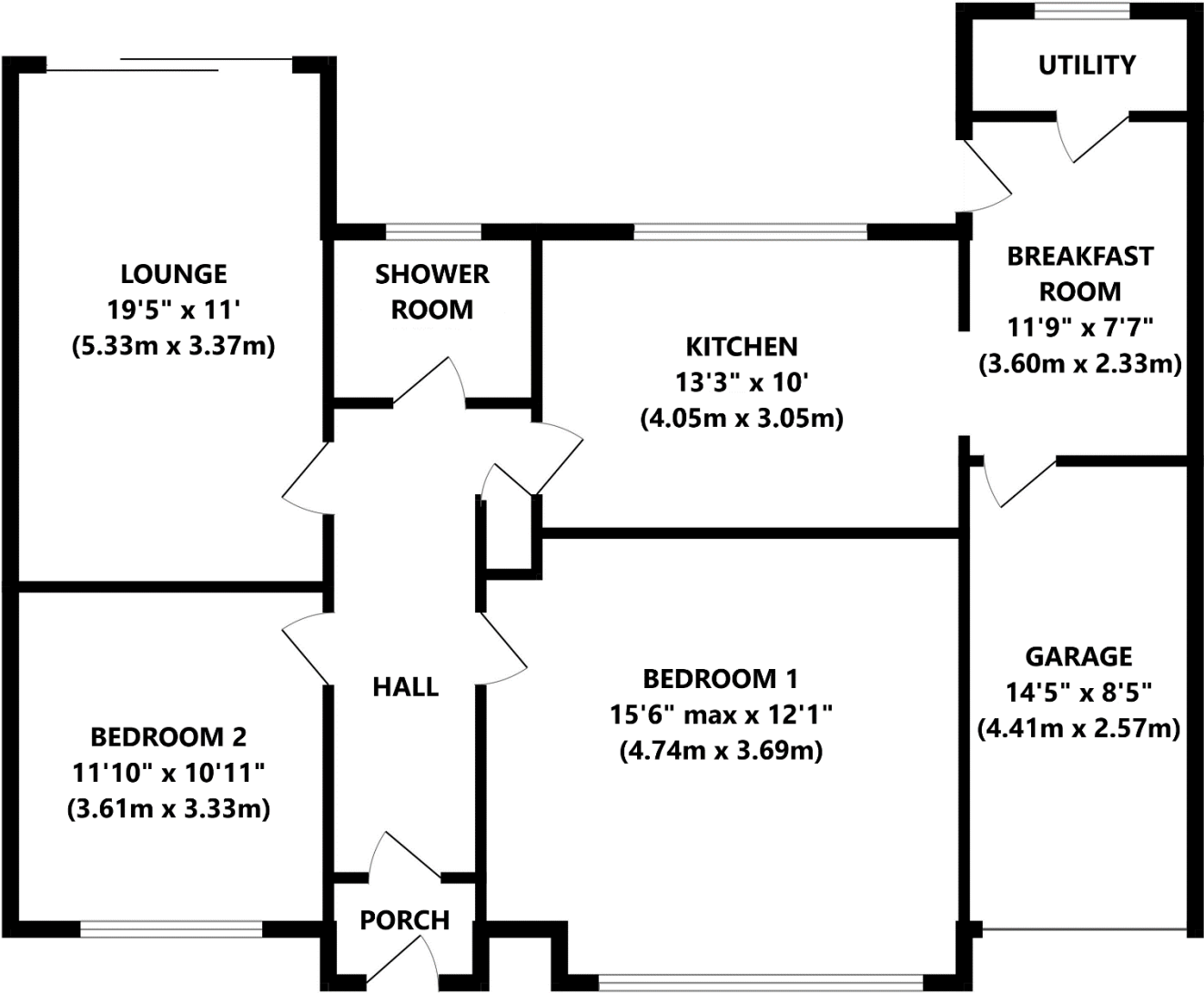
VALUE. SELL. LET.





FLOOR PLANS

Ground Floor





ENERGY EFFICIENCY RATING

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

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





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**.

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.