



Taylors

WALL HEATH VILLAGE, 33 Beachcroft Road

£300,000

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A LARGE 'DOUBLE FRONTED' SEMI DETACHED BUNGALOW, which enjoys a much sought after location within Wall Heath Village. The **EXTENDED** accommodation includes **TWO BEDROOMS** and a **CONSERVATORY**, which overlooks the private rear garden. Available with **NO UPWARD CHAIN**. The **GENEROUS** and **WELL PRESENTED** layout includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: entrance porch, large central reception hall with storage off, a generous 'light and airey' front lounge, spacious modern fitted kitchen, separate utility room, **CONSERVATORY EXTENSION**, **TWO GOOD SIZED BEDROOMS** and modern shower room. To the fore, the bungalow features a landscaped front garden with **BLOCK PAVED DRIVEWAY** alongside, which provides off road parking and an approach to the **GARAGE**. To the rear, the garden includes a generous paved patio, artificial lawn, flower bed and gated side access. The rear garden also benefits from a private rear aspect. Tenure: **FREEHOLD**. Construction: standard brick walls and tiled/ flat roof. Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Current Flood Risk Assessment: Very Low. Council Tax Band C. EPC C. **KINGSWINFORD OFFICE**.

Porch - 1.19m x 0.86m (3'11" x 2'10")

Reception Hall - 4.39m x 1.57m (14'5" x 5'2")

Lounge - 4.78m x 3.48m (15'8" x 11'5")

Kitchen - 4.06m x 3m (13'4" x 9'10")

Utility Room - 2.95m x 2.08m (9'8" x 6'10")

Conservatory - 3.81m x 2.69m (12'6" x 8'10")

Bedroom 1 - 3.63m x 3.33m (11'11" x 10'11")

Bedroom 2 - 3.33m x 2.87m (10'11" x 9'5")

Shower Room - 2.24m x 1.65m (7'4" x 5'5")

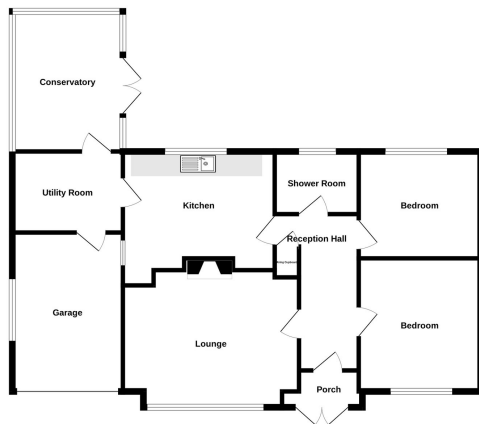
Garage - 4.9m x 3m (16'1" x 9'10")



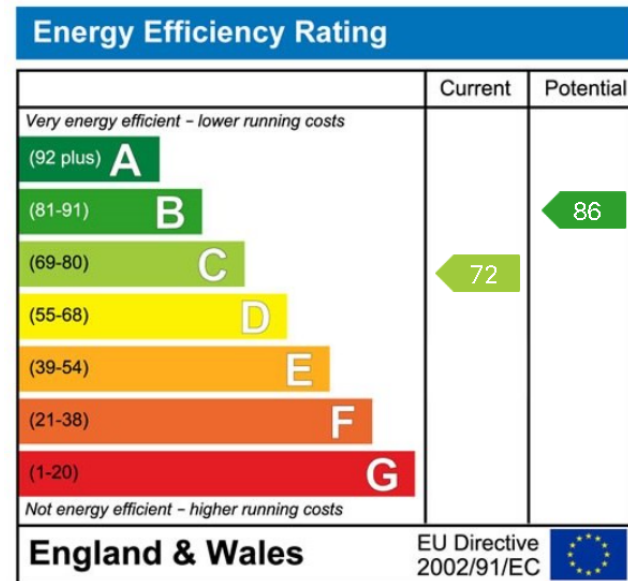


- NO UPWARD CHAIN
- TWO BEDROOMS
- UTILITY ROOM
- BLOCK PAVED DRIVEWAY
- PRIVATE REAR GARDEN
- LARGE SEMI DETACHED BUNGALOW
- CONSERVATORY
- SHOWER ROOM
- GARAGE
- SOUGHT AFTER LOCATION

Ground Floor



33 Beauchamp Rd, D16 8JY
Measurements are approximate. Not to scale. Detailed dimensions only
Plans are for illustrative purposes only



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