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**Beachwood Avenue**  
Wall Heath, Kingswinford

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27 Beachwood Avenue, Wall Heath, Kingswinford DY6 0HL

This extended, 2 Bedroom Detached Bungalow with Conservatory is much larger than first impressions and is well worth inspection to fully appreciate.

Enjoying a great location and level cul-de-sac position, in one of the most sought after roads in Wall Heath, the Bungalow is further enhanced by Driveway parking and good size Rear Garden.

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

With gas central heating, double glazing and comprising: Breakfast Kitchen, Inner Hall, Lounge, Dining Room, Rear Conservatory, Bathroom, 2 Bedrooms and Garage (with Rear Store Room).

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

There is a Breakfast Kitchen having a range of beech style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Hotpoint built-in oven, Neff induction hob with cooker hood over, integrated fridge, freestanding freezer, freestanding dishwasher, double glazed front window, Ideal gas central heating boiler, double glazed side window and part obscure double glazed side entrance door to Driveway, radiator, table space, laminate floor, recessed ceiling lights and small paned glazed door to Inner Hall.



The Inner Hall has a laminate floor, recessed ceiling lights, loft access and doors leading off.

There is a good size Lounge, to the front, having laminate floor, mantel fireplace with tiled hearth, cast inset with tiles and gas fire, double glazed bow window to front, radiator and recessed ceiling lights.

The Dining Room is in the middle having a laminate floor, radiator, recessed ceiling lights and double glazed doors to Conservatory.

The Rear Conservatory has a brick base, being double glazed with top opening windows, laminate floor, power points and double doors to Garden.

Bedroom 1 is a double sized room, to the rear, with double glazed window, laminate floor, built-in wardrobes, recessed ceiling lights and radiator.

Bedroom 2 is another double size room, to the side, with obscure double glazed window, laminate floor, radiator and recessed ceiling lights.

The Bathroom is also a good size having a corner bath, WC, shower cubicle with side screen and entrance door, semi-recessed basin with vanity cupboard below, 2 chrome ladder radiators, tiled walls, recessed ceiling lights and obscure double glazed side window.



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There is a shortened Garage having electric up and over door, strip light, loft access, worktop with appliance space, sink and mixer tap, tiled splashback, cupboard and drawers below and power points. There is a door leading to the Rear Store Room (or flexible use) having double glazed rear window, power points and part double glazed door to Garden.

The Rear Garden has a paved area and centre pathway dividing to decked areas, archway to middle lawn with side borders, archway to rear centre paved area with greenhouse and shed, rear conifers and there is a side access path with gate to front, external power point and tap.

**Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property. 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.**



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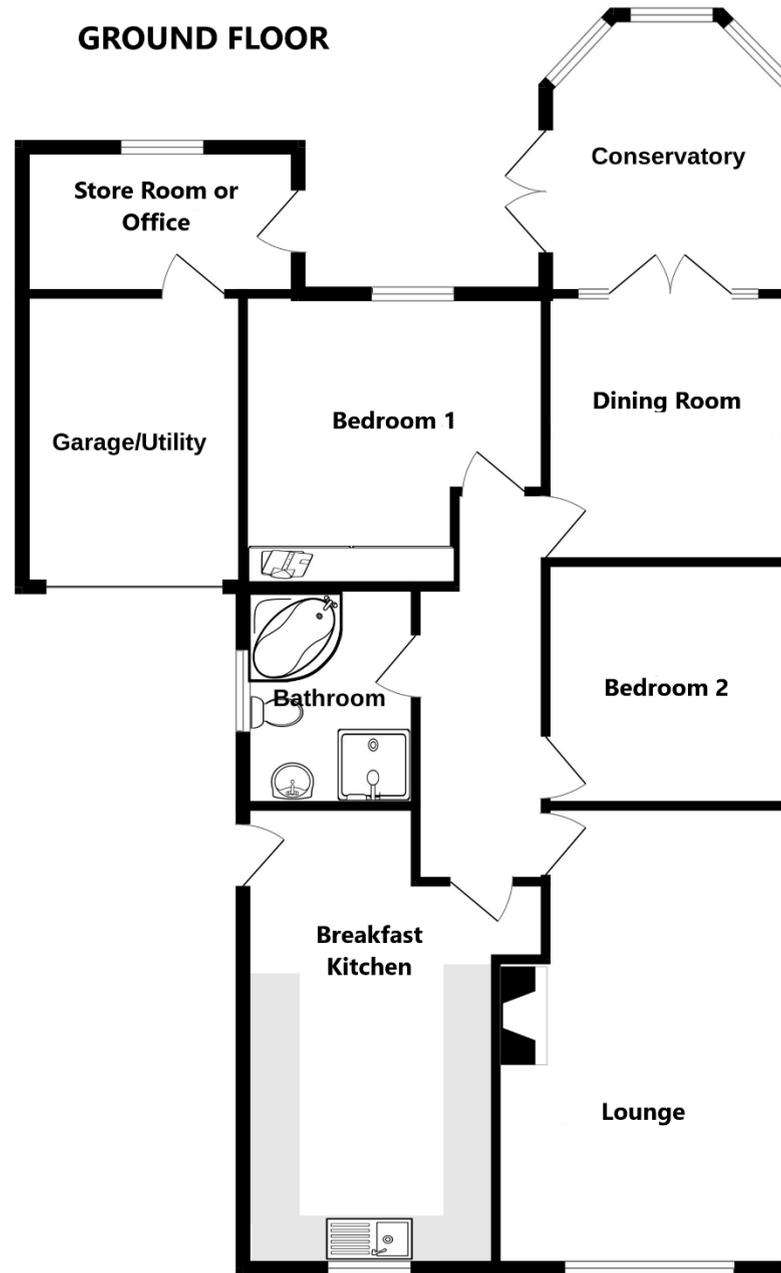
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# FLOOR PLANS

<b>Breakfast Kitchen:</b> 18'4" x 8'4" + recess (5.61m x 2.56m)
<b>Inner Hall</b>
<b>Lounge:</b> 18'4" x 11'9" max (5.61m x 3.59m)
<b>Dining Room:</b> 11'3" into doors x 9'11" (3.43m x 3.04m)
<b>Rear Conservatory:</b> 11'8" x 11'2" (3.55m x 3.40m)
<b>Bedroom 1:</b> 10'9" incl. w x 10'6" (3.29m x 3.20m)
<b>Bedroom 2:</b> 9'10" x 9'9" (3m x 2.98m)
<b>Bathroom:</b> 9'8" x 6'9" (2.95m x 2.07m)
<b>Garage:</b> 13'4" x 7'11" (4.08m x 2.41m)
<b>Rear Store Room:</b> 8'11" x 5'8" (2.72m x 1.73m)

## GROUND FLOOR





## ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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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 chehttps://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\_008-Complaints-Policy.pdfcks, 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.