



70 Beachcroft Road,  
WALL HEATH VILLAGE, DY6 0HX





# Taylor's

## 70 Beachcroft Road, WALL HEATH VILLAGE

**Price: £255,000**

An **IMMACULATE AND GOOD SIZED, SEMI-DETACHED FAMILY HOME** superbly located within a sought after address close to desirable schools and convenient for village shops and amenities. The **GENEROUS** accommodation is **SUPERBLY APPOINTED** and **TASTEFULLY DECORATED** throughout and has planning permission for a large ground floor 'wraparound' rear/ side extension. The property includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall, large full depth open plan lounge with dining room area, beautifully fitted kitchen with appliances, **THREE EXCELLENT SIZE BEDROOMS** and luxury refitted bathroom. The property is set back beyond the **FULL WIDTH DRIVEWAY** with double gates to the **GOOD SIZE BEAUTIFULLY LAID OUT PRIVATE REAR GARDEN**.

The accommodation is described in more detail as follows:

### GROUND FLOOR

**RECEPTION HALL:** Entered via a composite door having stairs to the first floor, radiator and under stairs storage.

**LARGE OPEN PLAN FULL DEPTH LOUNGE WITH DINING AREA 22' 11" x 11' 6"**: Having a UPVC box bay window to the front aspect, living flame gas fire with feature fireplace surround, radiator and through to:

**DINING AREA:** Having UPVC double glazed French doors leading out to the rear garden, an old school style radiator and door to;

**LUXURY FITTED KITCHEN 12' 2" x 8' 9"**: Appointed with a range of cream shaker style units with wood block surmounted work tops. Fitted beneath the UPVC double glazed window to the rear, including the one and a half bowl sink drainer unit with mixer tap, recess and plumbing for washing machine and cupboard storage space below. The units return to include the **INTEGRATED ELECTRIC HOB, STAINLESS STEEL COOKER HOOD ABOVE**, cupboard and drawer storage space alongside. The units opposite include the **INTEGRATED DOUBLE OVEN**, recess and plumbing for dishwasher, space for fridge/freezer, wall cabinets, old school style radiator, **BUILT-IN PANTRY/STORE** and with a UPVC double glazed door to the side.

### FIRST FLOOR

**FIRST FLOOR LANDING:** Having UPVC double glazed window to the

### GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

### TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

### VIEWING

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**





side, loft access hatch and doors to;

**BEDROOM ONE 11' 5" x 10' 5":** With a UPVC double glazed window to the front, radiator.

**BEDROOM TWO 12' 2" x 8' 11":** With a UPVC double glazed window to the rear and radiator.

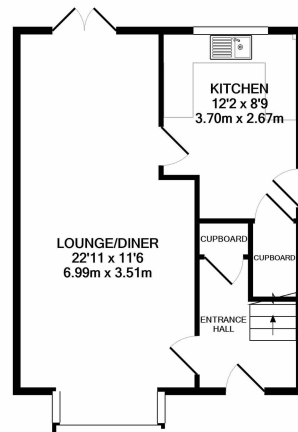
**BEDROOM THREE 8' 11" x 8' 7":** With a UPVC double glazed window to the rear and radiator.

**BATHROOM 6' 6" x 6' 3":** Appointed with a classic white suite including the shower bath, wash basin, push button flush WC, old school style radiator, heated towel rail, LED ceiling spotlights, tiled floor and a UPVC double glazed window to the front.

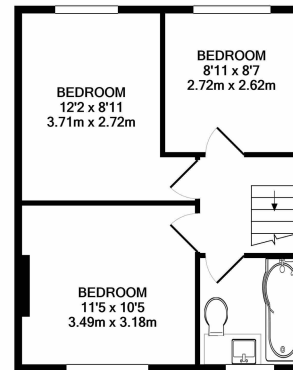
### OUTSIDE

The property is set back from the road beyond the LARGE FULL WIDTH DRIVEWAY which provides ample off-road parking for several vehicles.

**GOOD SIZED PRIVATE REAR GARDEN:** Another particular feature of the property comprising of a paved patio area with cold water tap above, side driveway and gated side access, a fine gravel patio area, beautifully maintained lawns, SUMMERHOUSE and timber shed.



GROUND FLOOR



1ST FLOOR

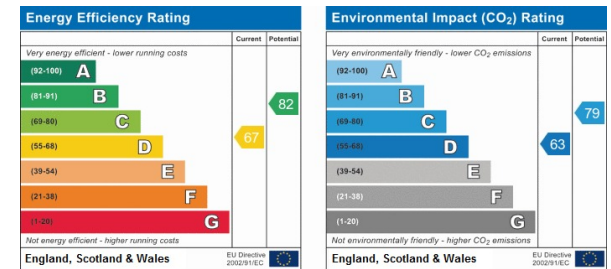
BEACHCROFT RD, DY6 0HX  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

### PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



**EPC** - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.  
**TAKS**

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### MISREPRESENTATION ACT 1967

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