



Summercourt Square, Kingswinford DY6 9QJ

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Quietly tucked away at the head of a private cul-de-sac off Summercourt Square, stands this expensively appointed and extended detached family home which is well positioned within the catchment of sought after primary and secondary schools. Located within one of Kingswinford's premier addresses, the property has an inviting entrance hall with useful store, ground floor cloakroom, open plan lounge dining room extended to the conservatory which has patio doors to the garden, modern fitted kitchen with integrated appliances, separate utility and separate home office which also lends itself as a downstairs fifth bedroom. To the first floor is an impressive master bedroom with modern fitted en suite, three further double bedrooms and a lovely modern fitted family bathroom. To the rear of the property is a well maintained private rear garden with patio area and lawn beyond, to the front of the property is a spacious driveway giving access to the double garage and gated side access. Enviably positioned on the countryside fringes of Kingswinford this gorgeous family home benefits from being within walking distance of Kingswinford village which hosts an array of amenities including, doctors, shops, library and butchers.





Front of the Property

With a tarmac driveway to front, gated side access, door leading to the entrance hall and two electric roller shutter doors leading to the garage.

Entrance Hall

With an impressive flush fitting aluminium door to front and triple glazed window to side, stairs leading to the first floor landing with glass balustrade, storage cupboard, doors leading to various rooms, recessed spotlights and a central heating radiator.

Cloakroom

5'10" x 5'8"

With a door leading from the entrance hall, tiled floor, WC, wash hand basin, recessed spotlights and a central heating radiator.

Lounge Dining Room

29'1" x 18'10"

Lounge Area

18'0" x 18'10"

With double doors leading from the entrance hall, log burning stove on a marble hearth, double glazed window to front and two central heating radiators.

Dining Area

11'0" x 18'10"

With an opening from the lounge, door leading from the kitchen breakfast room, opening to the conservatory, space for dining table, double glazed window to side and a central heating radiator.

Conservatory

8'9" x 15'3"

With an opening from the dining area, double glazed windows to side and rear, double glazed french doors to garden and a central heating radiator.



Kitchen Breakfast Room

22'5" x 10'3"

With a door leading from the entrance hall and dining area this modern kitchen is fitted with a range of wall and base units, work surfaces over with matching upstands, one and a half bowl stainless steel sink and drainer, integrated dishwasher, microwave, fridge and freezer, space for oven with stainless steel cooker hood above, door leading to utility room, double glazed windows to side and rear, tiled flooring, recessed spotlights and two central heating radiators.

Utility

10'0" x 8'6"

With a door leading from the kitchen breakfast room, fitted wall and base units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer and tall fridge freezer, double glazed window to rear, double glazed door to garden, door leading to study and garage and a central heating radiator.

Home Office / Potential Bedroom Five

6'3" x 12'5"

With a door leading from the utility room, double glazed window to rear and a central heating radiator.

Landing

With stairs leading from the entrance hall, glass balustrade, door leading to various rooms, recessed spotlights and a double glazed window to front.

Master Bedroom

10'4" x 17'6"

With a door leading from the landing, door leading to en suite, double glazed window to rear and a central heating radiator.

En Suite

5'11" x 12'0"

With a door leading from the master bedroom, tiled floor, walk in shower with waterfall shower over, freestanding bath with shower attachment, dual vanity sink, WC, extractor fan, recessed spotlights, two double glazed windows to front, central heating radiator and a chrome heated towel rail.



Bedroom Two

17'8" x 9'4"

With a door leading from the landing, recessed spotlights, double glazed window to front, double glazed french doors to rear and a central heating radiator.

Bedroom Three

8'5" x 12'1"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bedroom Four

10'5" x 7'11"

With a door leading from the landing, double glazed window to rear, loft access and a central heating radiator.

Bathroom

5'11" x 13'11"

With a door leading from the landing, tiled floor, walk in shower with waterfall shower over, freestanding bath with shower attachment, dual vanity sink, WC, extractor fan, recessed spotlights, two double glazed windows to front, central heating radiator and a chrome heated towel rail.

Double Garage

20'0" x 19'9"

With two electric roller shutter doors to front, door leading from the utility, stainless steel sink and drainer, power, light and wall mounted boiler.

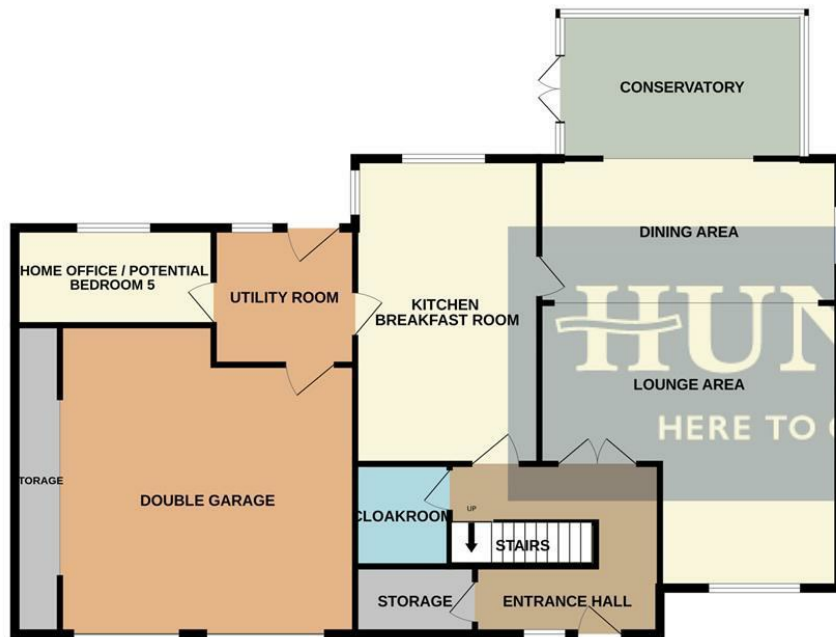
Garden

With a double glazed door leading from the utility room, double glazed patio doors from the conservatory, spacious patio area with lawn beyond and mature shrub borders, gated side access, garden sheds, green house and outdoor tap.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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