



## Summerhill

The Nook,  
Kingswinford, DY6 9JF

**ANDREW COLE**  
ESTATES

# Summerhill,

£320,000

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Kingswinford, DY6 9JF

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A modern individually designed two bedroom detached bungalow and probably situated in the most convenient position for easy access to the excellent range of Kingswinford amenities. Virtually on The Cross in Kingswinford, there are local shops, eateries, GP surgeries on Summerhill and Moss Grove and yes, we still have a Lloyds Bank too! There are good public transport facilities at hand.

The property stands behind a traditional home fronting Summerhill whose garden was divided to create a tucked away plot, access is through an archway over a shared driveway.

Having a delightful large and spacious entrance hall, lounge to rear, separate dining room and fitted kitchen to front,, two bedrooms, en suite to main bedroom in addition to a house bathroom with both bath and shower.

There are level rear gardens, single garage, large shared driveway to front elevation with access through archway.





This fine home has the benefit of NO UPWARD CHAIN.  
**EPC: D63**  
**Council Tax: Band E - Dudley MBC**

**GROUND FLOOR**

LARGE AND SPACIOUS ENTRANCE HALL  
21' 0" x 4' 3" (6.40m x 1.29m)

LOUNGE (REAR)  
18' 7" x 11' 3" (5.66m x 3.43m)

SEPARATE DINING ROOM (FRONT)  
11' 3" x 6' 9" (3.43m x 2.06m)

KITCHEN (FRONT)  
12' 2" x 7' 0" (3.71m x 2.13m)

BEDROOM NO. 1 (THROUGH ROOM)  
14' 9" x 10' 10" (4.49m x 3.30m)

EN SUITE (REAR)  
8' 9" x 3' 7" (2.66m x 1.09m)

BEDROOM NO. 2 (REAR)  
10' 7" x 8' 9" (3.22m x 2.66m)

BATHROOM (REAR)  
8' 8" x 7' 0" (2.64m x 2.13m)  
Having both bath and shower

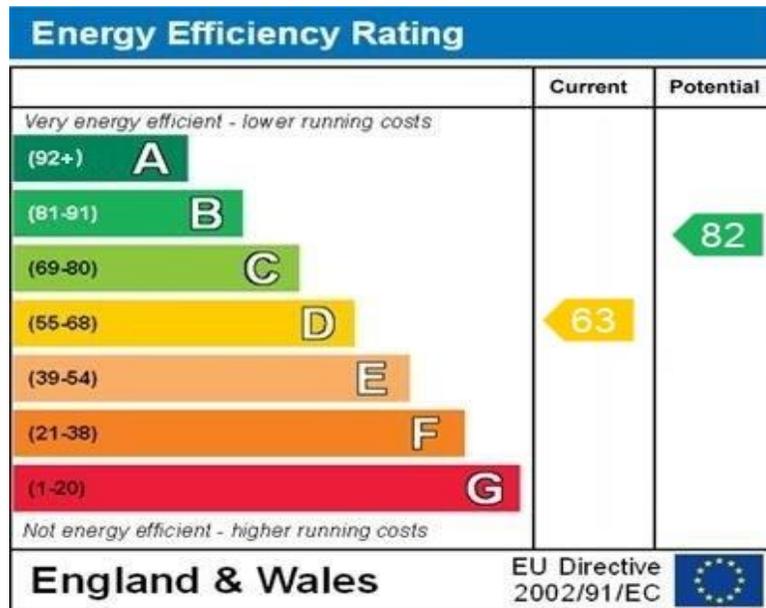
**OUTSIDE**

SINGLE GARAGE  
17' 3" x 8' 9" (5.25m x 2.66m)

LARGE SHARED DRIVEWAY  
With access through archway over driveway

LEVEL REAR GARDENS





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#### SERVICES

We are advised that mains electricity, water, gas and drainage are available.

#### TENURE

We are advised that the property is Freehold.

#### VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

#### MEETING THE REQUIREMENTS

#### IMPORTANT INFORMATION – THE PROPERTY

#### MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

#### TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

#### PLANNING PERMISSIONS / BUILDING

#### REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

