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'The Nook' Summerhill
Kingswinford

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'The Nook' Summerhill, Kingswinford, DY6 9JF

An individual 2 bedroom detached bungalow located along a sought after address in Kingswinford Village. The property stands in a desirable position set back from the road beyond an arched entrance and is ideally located for a wealth of amenities within the centre of Kingswinford as well as commuter links being just a short distance away. Further to this, the property provides ample off road parking for multiple vehicles. With gas central heating, UPVC double glazing throughout and being available with no onward chain!

Accommodation briefly comprises; Reception Hallway, Lounge with French doors to rear Garden, Dining Room, Kitchen, Bedroom one with en-suite Shower room, Bedroom two, Bathroom, single garage and private rear Garden.

OVERALL AN INDIVIDUAL AND SPACIOUS PROPERTY THAT OFFERS SCOPE FOR FURTHER MODIFICATION IF REQUIRED.

On approach, you are greeted by a private tarmac driveway having parking to the front. On entrance to the property, the Reception Hallway has a useful storage cupboard and there are doors to;

The Kitchen is fitted with a range of 'shaker style' units with worktops that incorporate an inset sink and drainer, gas hob with extractor fan above and built in oven. There is additional space for fridge, freezer and washing machine. A door from the Kitchen leads into;



The Dining Room has an attractive bay window to the front and double doors leading into the Living Room. The generous Living room has a gas fire with surround and French doors leading out to the rear Garden.

There are two double Bedrooms at the property. Bedroom one features dual aspect windows with a bay window to the rear and an En-Suite which comprises; wc, pedestal sink and enclosed shower. The second bedroom also features a bay window and is located to the rear which benefits from pleasant views overlooking the rear Garden.

The Bathroom comprises; wc, pedestal hand wash basin, bath and enclosed shower cubicle.

Externally the property benefits from a private and easy maintenance rear Garden with a paved patio area either side and a lawn. Additionally there is access from the Garden into the Garage which has an up and over door, houses the boiler and has electric and lighting.

Agents Note

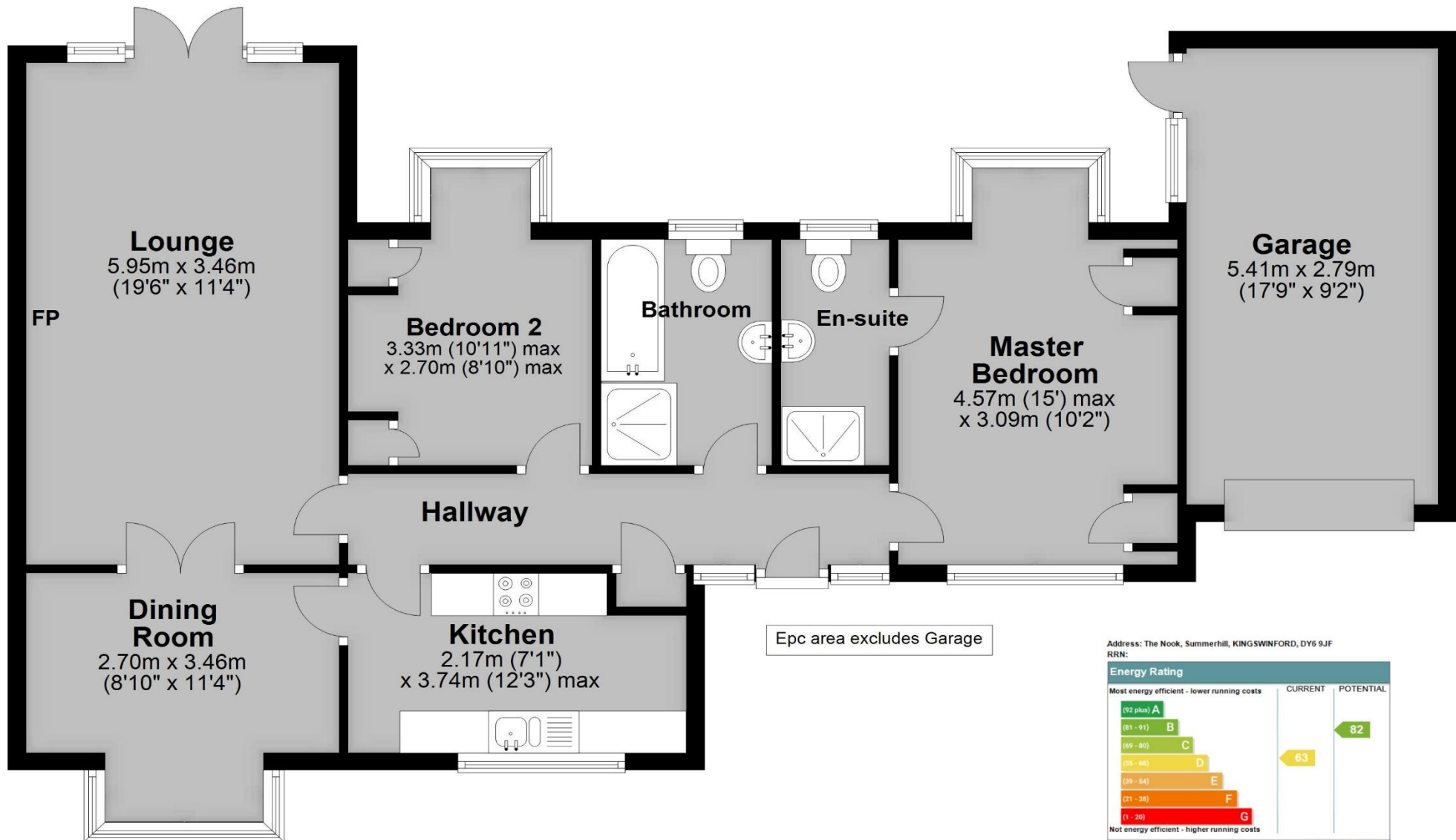
The property has previously been treated for Japanese knotweed commencing on the 30th September 2016 and completion date 31st December 2020. There is a current guarantee in place which expires 30th September 2026. Paperwork is available on file.



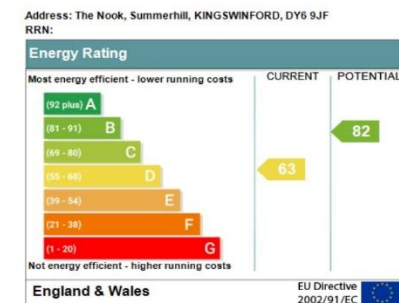
Council Tax Band: E
Tenure: Freehold

Ground Floor

Main area: approx. 54.8 sq. metres (590.3 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.3 sq. feet)



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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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