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Summercourt Drive
Kingswinford

24 Summerview Drive, Kingswinford DY6 9QL

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OPPORTUNITIES THIS GOOD – ARE A RARE FIND. FANTASTIC, EXTENDED, IMPROVED AND SUPERBLY RE-APPOINTED 3/4 BEDROOM DETACHED DORMER BUNGALOW – TOP ADDRESS AND TURN THE KEY READY MOVE IN CONDITION.

Ideal for those wanting 2 level living now but with future proofing for ground floor living later - a Dormer Bungalow suits a Family or those not wanting to compromise too much space – with a downsize move.

Superbly set within mature Gardens, this prime cul-de-sac location leads off Cot Lane and is well placed for important local schools and amenities in Kingswinford and further benefits from excellent off road Driveway parking with gated entrance.

Attractively presented throughout, with gas central heating, UPVC double glazing (with window shutters to part) and comprising: Large Reception Hall, Lounge, Dining Kitchen, 2 Ground Floor Bedrooms and Bathroom, 1st Floor Landing, large Master Bedroom and En-Suite, further Bedroom/Dressing Room and Garage.

OVERALL, THIS IS A QUALITY PROPERTY WHERE INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE ITS SIZE, LAYOUT AND DELIGHTFUL LOCATION.

On the Ground Floor, there is a large Reception Hall having composite double glazed front door with obscure UPVC double glazed side screens, tiled floor, stairs to first floor with glass/timber balustrade, side UPVC double glazed window with shutter and doors leading off.

There is a Lounge to the front with UPVC double glazed front window having a shutter and side UPVC double glazed bow window with shutter.

The Dining Kitchen is a generous size with a defined Dining Area having ample table space, UPVC double glazed front window with shutter and the Kitchen area having a range of white shaker style wall and base cupboards with worktops, tiled splash backs, sink and mixer tap, Beko built-in double oven with cupboard above and below, Zanussi induction hob with a Elica cooker hood over, Beko integrated fridge freezer with tall housing, tall larder unit, whirlpool slimline dishwasher, tiled floor, UPVC double glazed bow window, rear UPVC double glazed doors to garden with shutters and recessed ceiling lights.

There are 2 Ground Floor double Bedrooms, one with UPVC double glazed window and one with tiled floor and rear UPVC double glazed doors with shutters.

The refitted Ground Floor Bathroom has a white suite including bath, WC, basin, tiled walls, obscure UPVC double glazed rear window with shutter, chrome, ladder radiator and recessed ceiling lights.

On the 1st Floor, there is a small Landing with double glazed roof window, Cupboard housing the Ideal gas central heating boiler and with doors leading off.

The Master Bedroom is a generous size having side obscure UPVC double glazed dormer window with shutter, recessed ceiling lights, 2 built-in wardrobes and door/step to En-suite.





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There is a large En-suite having a white suite including a tiled shower cubicle with sliding screen door and waterfall shower, basin with graphite gloss vanity drawers below and tiled splash back, WC with graphite gloss concealed cistern, obscure UPVC double glazed dormer window to front with shutter, Karndean floor and recessed ceiling lights.

Bedroom 2/Dressing Room is split level having two double glazed side roof windows, a range of wardrobes to one wall, center upholstered seat with drawers and cupboards below, recessed ceiling lights and step to the additional area having wardrobes to one wall, rear double glazed roof window and recessed ceiling lights. There is restricted head height in parts.

Outside there is a single Garage having up and over door to side, 2 obscure UPVC double glazed windows, strip light and part obscure UPVC double glazed rear door to Garden.

The Rear Garden is split level having a wide porcelain tiled patio with chrome and glass balustrade, center steps lead off, side steps lead onto the split level composite decking patio. The lower level has a lawn and composite decking patio, side path and gate to front and external lights.

There is a good size fore garden with hedge, lawn and borders, gated entrance to the tarmac Driveway, providing ample off-road parking and porcelain tiled pathway.

Tenure: Freehold
Council Tax Band: E

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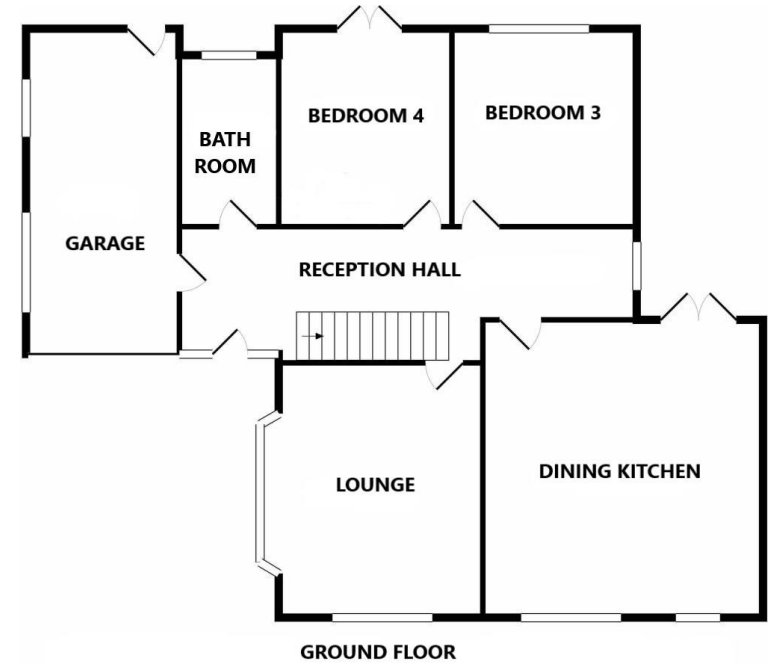
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FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Reception Hall: 27'5" x 7'4" (8.45m x 2.24m)

Lounge: 15'1" x 11'10" (4.61m x 3.61m)

Dining Kitchen: 17'10" x 16'7" (5.44m x 5.07m)

Ground Floor Bedroom 3: 11'10" x 10'11" (3.61m x 3.33m)

Ground Floor Bedroom 4: 12'6" into doors x 9'11" (3.97m x 3.02m)

Ground Floor Bathroom: 8'10" x 5'11" (2.69m x 1.81m)

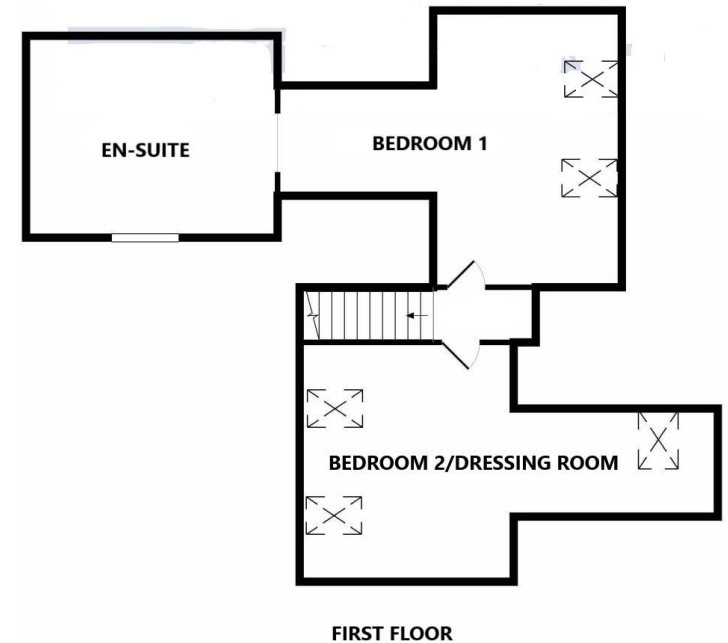
Landing

1st Floor Bedroom 1: 20'5" x 16'9" max + recess (6.23m x 5.11m)

En-Suite: 12'9" x 11'10" (3.91m x 3.61m)

1st Floor Bedroom 2/Dressing Room: 22'9" max + wardrobes x 13'3" incl wardrobes (6.93m x 4.04m)

Garage: 19'5" x 9'7" (5.94m x 2.93m)





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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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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

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