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Summercourt Drive
Kingswinford

45 Summercourt Drive, Kingswinford DY6 9QL

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This much improved, re-appointed and extended, 5 bedroom Detached Family Home enjoys a great position at this sought after address, located off Cot Lane, being well placed for amenities and important local schools.

On entering the property, the reception Hall features an Amtico floor and there is a generous size Refitted Guest Cloakroom with white suite. The main through Lounge is L Shaped with a log burner and there is a Snug/TV Room that links through to the large refitted Dining Kitchen which has a centre island within the Kitchen Area but also offers ample table space within the Dining Area. A good size Refitted Utility Room leads off and this gives access to the Garage.

The 1st Floor features a large Landing and the extension has created a more than generous Master Bedroom having walk-in wardrobe and refitted En-Suite. Bedroom 2 is a through room with built-in wardrobes and there are 3 further Bedrooms, to the rear. The House Bathroom has also been refitted and includes a bath as well as a shower cubicle.

The property is further enhanced by a large block paved Driveway providing ample off road parking and a mature split level Rear Garden makes for a pleasant backdrop.

OVERALL, THIS IS A PROPERTY OFFERING EXCELLENT SPACE FOR A GROWING FAMILY, IN A POPULAR AND CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Reception Hall having composite double glazed front door with obscure UPVC double glazed side screen, stairs to 1st floor with spindle balustrade, Amtico floor, Cloaks Cupboard and doors leading off.

The refitted Guest Cloakroom has a white suite with basin and vanity cupboard below, WC, tiled floor, part tiled walls, white ladder radiator and extractor.

There is a good size Study, to the front, having laminate floor, UPVC double side and front window and recessed ceiling lights.

The L shaped Lounge is a through room having UPVC double glazed front and rear window, recessed fireplace with hearth and Contura log burner.

A Snug/TV Room has an Amtico floor, rear UPVC double glazed window and door access to the Dining Kitchen.

The Dining Kitchen has been refitted and has a range of shaker style wall and base cupboards, granite worktops and upstands to part, with sink and mixer tap, Electrolux built-in double oven, Electrolux integrated microwave, Electrolux 5 burner gas hob with cooker hood over, integrated Bosch dishwasher, tall housing with integrated fridge freezer, under cupboard lights, UPVC double glazed rear window, UPVC double glazed doors to Garden, tiled floor, recessed ceiling lights, centre island with standard worktop having cupboards and drawers below and Dining Area having ample table space. A door gives access to the Utility Room.



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The refitted Utility Room has a range of shaker style wall cupboards, tall cupboard, base cupboard and drawers, worktops, sink and mixer tap, tiled floor, 2 appliance spaces and door to Garage.

The Garage has an electric up and over door, wall cupboards, power points and strip lights.

On the 1st Floor, there is a good size Landing having two built-in double cupboards, spindle balustrade to stairs, wide UPVC double glazed window, loft access and doors to 5 Bedrooms and Bathroom.

The Master Bedroom is a generous size having UPVC double glazed front window, door access to En-suite and with door to a large walk-in wardrobe having shelving and hanging space. There is a refitted En-suite having a white suite with large shower cubicle having curved screen door doors, WC, basin with vanity drawers below, tiled walls, chrome ladder radiator, obscure UPVC double glazed window, recessed ceiling lights and extractor.

Bedroom 2 is a through room with UPVC double glazed front and rear window and range of oak style built-in wardrobes with pelmet lighting over bed area, matching dressing table with drawers and laminate floor.

Bedroom 3, 4 and 5 are located to the rear, each with UPVC double glazed window, Bedroom 3 and 4 with laminate floor and Bedroom 5 having loft access with ladder.

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There is a refitted House Bathroom having a white suite with roll top feature bath, WC, basin and vanity cupboard below, corner shower cubicle with curved screen doors, obscure UPVC double window, recessed ceiling lights, extractor, part wall tiling and chrome ladder radiator.

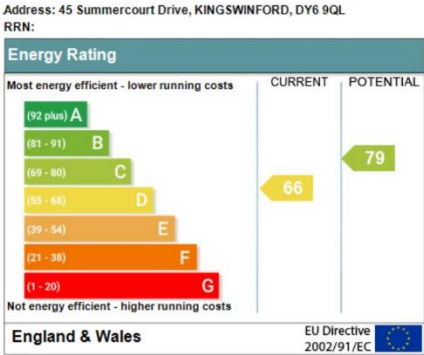
There is a split level Rear Garden being East facing having a wide paved patio with side path and gate to front, stone retaining wall and steps to a level lawn with paved patio, further stone retaining wall to rear border, steps to top left corner paved patio and rear wall. There is also a shed.

At the front of the property, there is a good size block paved Driveway providing off-road parking, right side border and circular bed with chippings and tree.

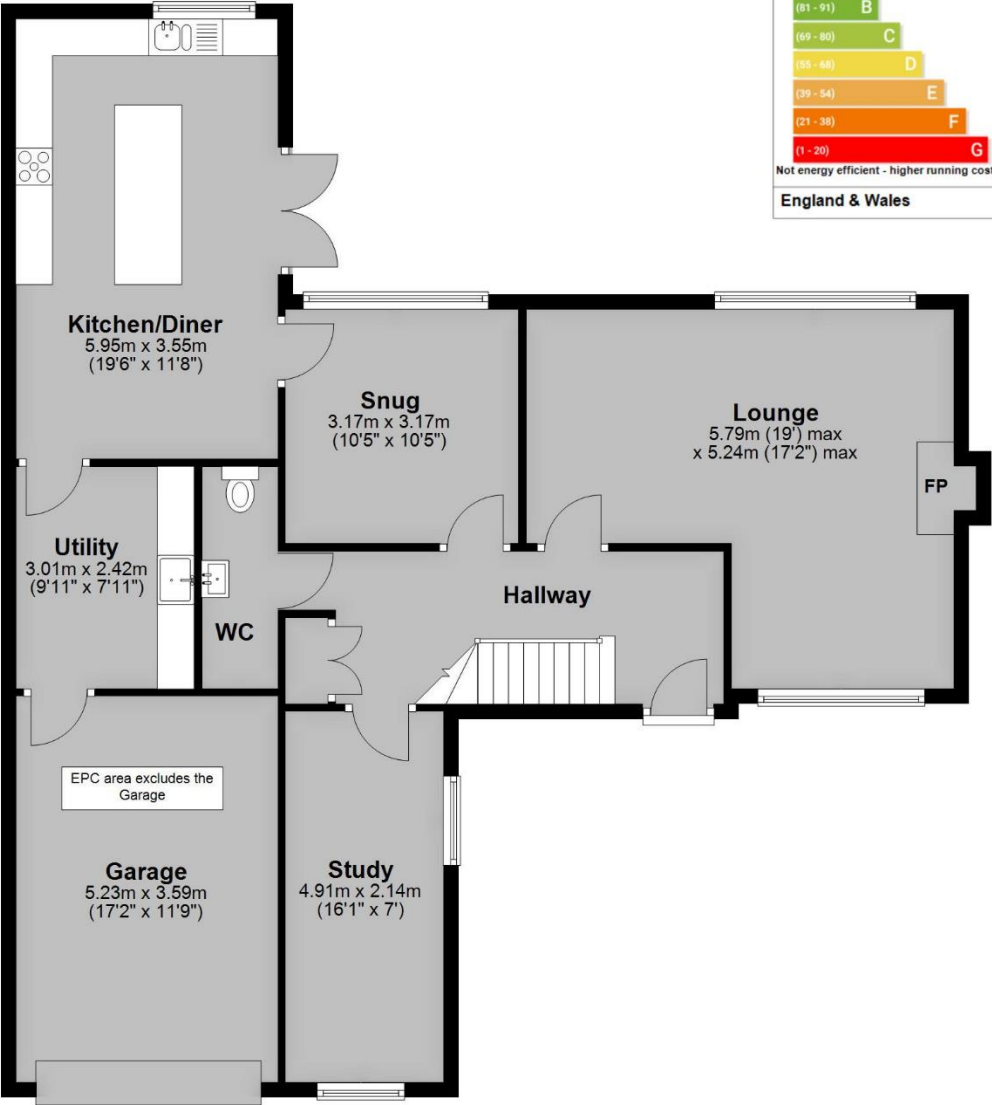
Tenure: Freehold
Council Tax Band: F



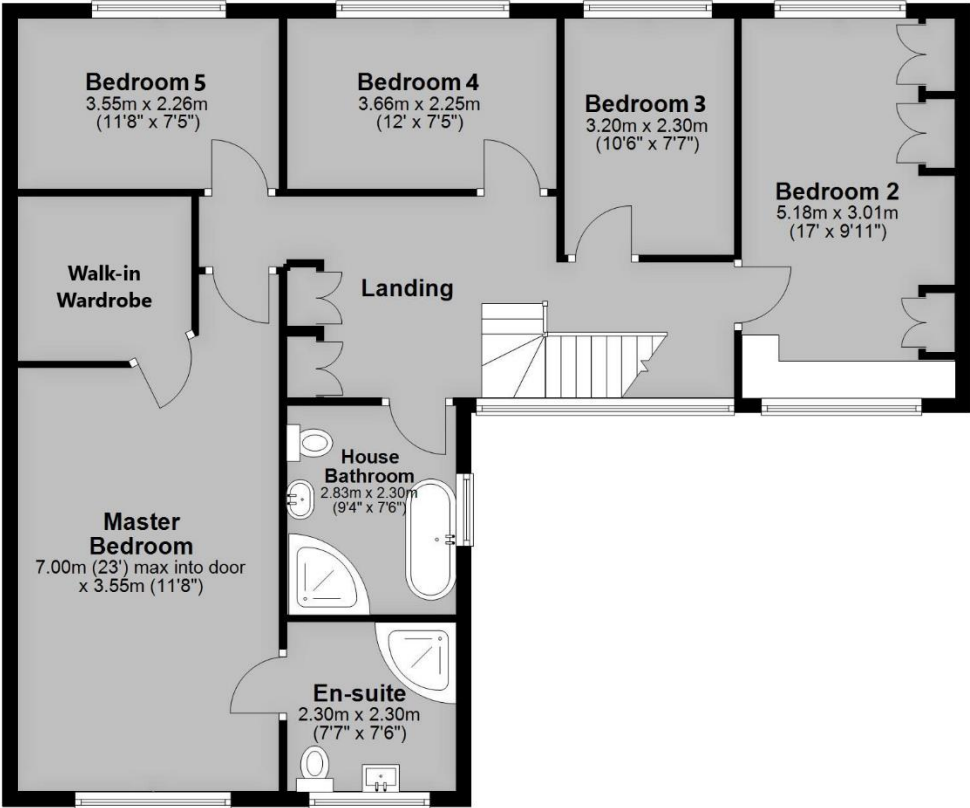
FLOOR PLANS



Ground Floor
Approx. 111.0 sq. metres (1194.9 sq. feet)



First Floor
Approx. 96.8 sq. metres (1041.5 sq. feet)



Total area: approx. 207.8 sq. metres (2236.5 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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