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33 Summercourt Drive
Kingswinford

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33 Summercourt, Kingswinford, DY6 9QL

Great opportunity for a 2 bedroom Detached Bungalow at this much sort after cul-de-sac address leading off Cot Lane, in a mature setting and standing well with excellent frontage, in and out Driveway and further enhanced by a south facing Rear Garden.

The Bungalow is clean and well presented with modern Kitchen and Shower Room and offers potential to personalise, further update and improve to individual requirements.

With gas central heating, double glazing (to the majority) and comprising: Reception Hall, Guest Cloakroom, Lounge, Sitting Room leading to the modern Kitchen with integrated appliances, 2 Double Bedrooms (Bedroom 2 gives access to the Rear Conservatory), modern Shower Room with white suite and single Garage.

OVERALL, A BUNGALOW WELL WORTH VIEWING TO FULLY APPRECIATE ITS SIZE, LOCATION AND FURTHER POTENTIAL.

There is a Reception Hall having part obscure double glazed front door/side screen, Cloaks Store, door to Garage and further doors leading off.

The Lounge has a large UPVC double glazed front window, side UPVC double glazed window, inset fire and small paned glazed doors from the Reception Hall.

There is a Sitting Room, to the side, with UPVC double glazed window and doorway giving access to the Kitchen.



The Kitchen has a range of cream shaker style wall and base cupboards, worktops, sink and mixer tap, Neff built-in oven with cupboard above and pan drawers below, tall housing with integrated fridge freezer, Indesit ceramic hob with cooker hood over, Neff integrated dishwasher, UPVC double glazed front and side window, Diplex plinth heater, recessed ceiling lights and obscure double glazed side door.

Bedroom 1 is a double size room, to the rear, having a range of built-in wardrobes and top cupboards and rear UPVC double glazed window.

Bedroom 2 is another double size room, in the middle, having double glazed patio door leading to the Conservatory.

The Conservatory is UPVC double glazed having 2 opening windows, double doors to Garden, tiled floor, radiator, ceiling light with fan and twin power point.

There is a Shower Room having a white suite with large walk-in shower having side screens and Triton shower, WC, corner basin with vanity cupboard below, obscure UPVC double glazed side window and chrome ladder radiator.

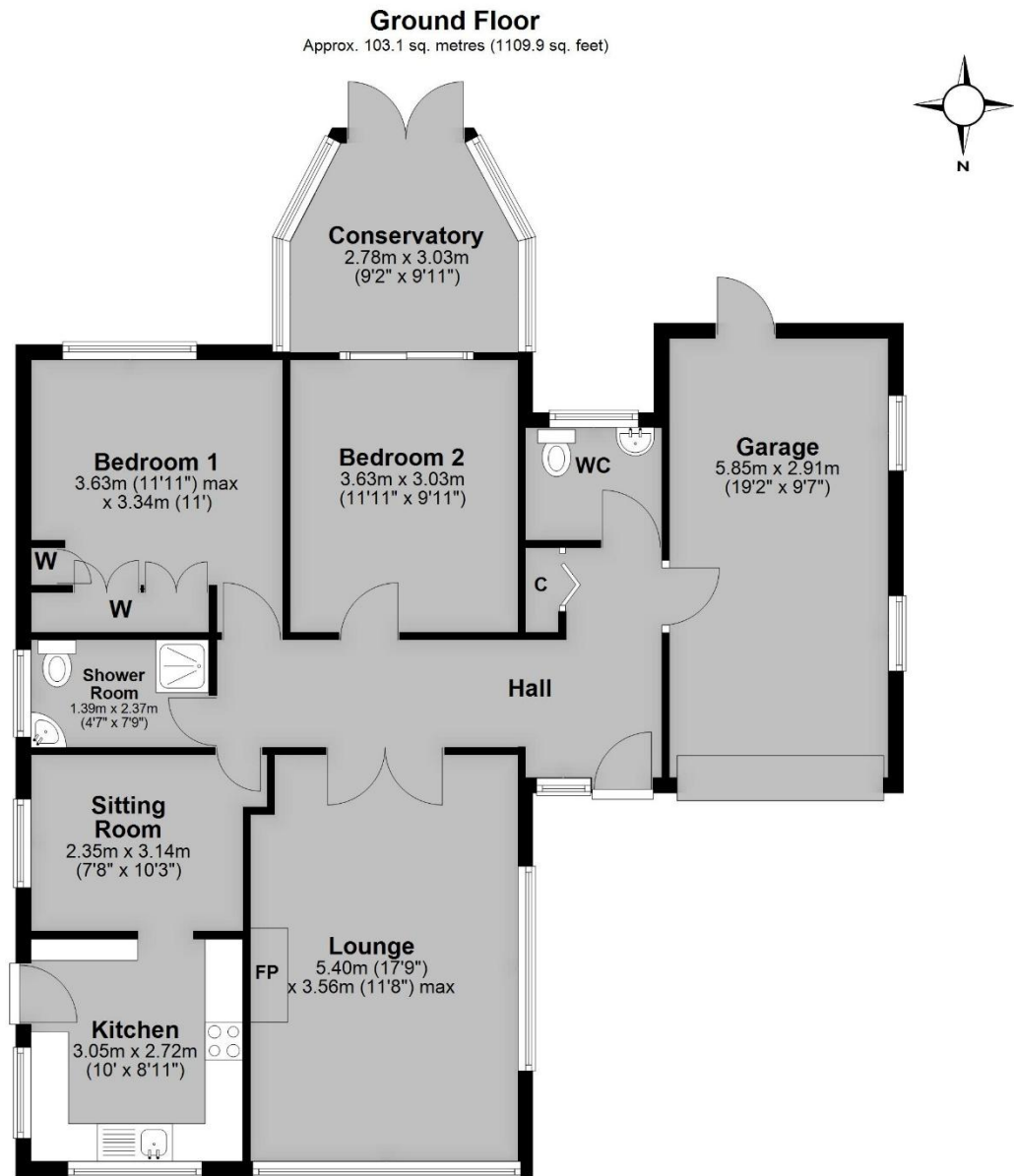
The single Garage has an up and over door, Ideal gas central heating boiler, 2 side obscure single glazed timber windows, strip lights and UPVC door to rear Garden.

The Rear Garden is south facing having a paved patio with wide paved side path having gate to front, wide lawn, rear raised border, 2 gravel areas, additional side paved area with gates to front and 2 sheds.

At the front, there is an in and out Driveway which extends to the Garage, lawned garden areas and there is a silver birch tree with tree preservation order (TPO).

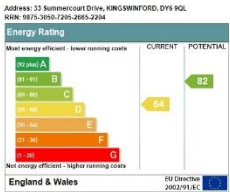


FLOOR PLANS



Total area: approx. 103.1 sq. metres (1109.9 sq. feet)

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: E





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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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