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**The Hollies**  
Summerhill



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## The Hollies, Summerhill, Kingswinford, DY6 9JF

This property is all about its size, location and condition. Fantastic opportunity for a truly spacious, much improved and well presented, 4 Double Bedroom (2 En-Suite), Detached Family Home with Double Garage where inspection is absolutely essential to fully appreciate the many benefits this fine Home has to offer.

Highly Individual and distinctively styled, with great kerbside appeal, the property enjoys a much sought after location on Summerhill, ideally positioned close to the centre of Kingswinford with a host of amenities within walking distance and important local schools, making it very convenient. There is excellent Driveway Parking to the front leading to the Detached Double Garage, with steps leading off to the front Canopy Entrance and there is a mature Rear Garden.

With gas central heating and comprising: Impressive Dining Room with inglenook brick fireplace and exposed beams, refitted Breakfast Kitchen, Refitted Utility Room, Reception Hall with Guest Cloakroom off, Lounge, Sitting Room giving access to Rear Conservatory, large Landing, 4 Double Bedrooms (Bedroom 1 with large refitted En-Suite Wet Room and Bedroom 2 with refitted En-Suite Shower Room) and modern House Bathroom with white suite.

OVERALL, A SURPRISINGLY LARGE FAMILY HOME – IN MOVE-IN CONDITION – AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, the entrance door opens into the Dining Room, having an inglenook brick fireplace, exposed beams, double glazed bay window to front, door leading into the Breakfast Kitchen and step down to Hall.

The Breakfast Kitchen has a range of shaker style wall and base cupboards, together with worktops and upstands, inset sink, integrated fridge, integrated freezer, Smeg dishwasher and Rangemaster oven and grill, induction hob with extractor fan above, spotlights, designated breakfast area with table space and door to the Utility Room.

The Utility Room provides further shaker style base cupboards with worktops and upstands, an inset sink and drainer, Glow-Worm boiler and a door to the side access.

The Reception Hall includes a Guest Cloakroom, stairs to first floor Landing and doors to;

To the rear, the property offers a generously sized Lounge with a bow window overlooking the garden and a gas fire with surround. The Sitting Room has a sliding door leading into the Conservatory, which benefits from French doors opening out to the rear Garden.

On the 1<sup>st</sup> floor, there is a spacious Landing with a side window, airing cupboard, loft access and doors to;

Bedroom 1 is a generous double, benefiting from an En-Suite Wet Room fitted with a WC, wall mounted hand basin, shower head, tiled walls, spotlights and a vertical radiator.











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Bedroom 2 features a bow window to the front and its own En-Suite Shower Room, comprising a WC, pedestal wash basin, shower cubicle with electric shower and glass screen and a vertical radiator.

There are two further well proportioned double Bedrooms, offering versatile accommodation.

The Family Bathroom is fitted with a white suite including; WC, pedestal wash basin, bath, partly tiled walls, vertical radiator and a useful storage cupboard.

Externally, the rear Garden offers a paved patio with steps leading down to a lawn bordered by mature shrubs and planting. A trellis arch provides access to additional patio areas with space for seating, alongside a garden shed. The property also benefits from side access on both sides.

There is a double Garage with an electric up and over door, fitted units, electric, lighting and door to side.

To the front, there is a blocked paved driveway provide ample off road parking, mature shrubs and steps down to the front door.

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: F

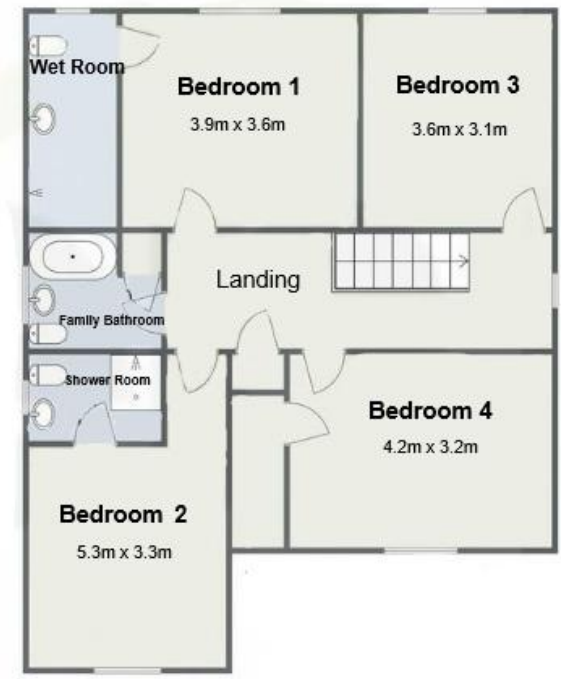
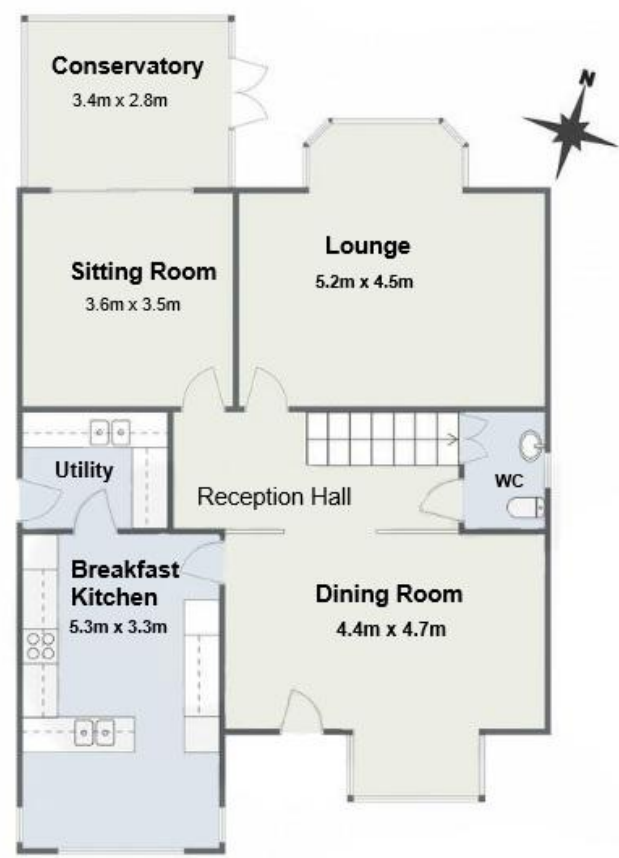
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# FLOOR PLANS







## ENERGY EFFICIENCY RATING

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

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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**

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks ([https://nigroup.co.uk/wp-content/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nigroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)), biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.