



The
LEE, SHAW
Partnership

6 Manderville Gardens
Kingswinford



SOUGHT AFTER CUL-DE-SAC

This stunning and very stylish, 4 bedroom Detached Family Home has great kerbside appeal and enjoys a sought after cul-de-sac position, leading off Summercourt Drive and Cot Lane, representing a rare opportunity at this top address – making early inspection essential to avoid disappointment.

The current owners have spared no expense, to update and re-point to a high standard including quality graphite grey aluminium double glazed windows and doors and electric shutter door to the Garage, which add to its distinctive appearance and further benefits from a landscaped front garden and widened Driveway, providing excellent off road parking, together with EV Charger.

Other worthy improvements include a refitted Guest Cloakroom, fitted Study, large through Lounge with feature fireplace including log burner and rear bi-fold doors, Breakfast Room with island breakfast bar, lantern roof and rear bi-fold doors, refitted Kitchen with integrated Bosch appliances, Karndean flooring to Hall, Breakfast Room & Kitchen, fitted Utility Room, feature balustrade to stairs and Gallery Landing, 4 Excellent Bedrooms (3 with built-in ranges of wardrobes), refitted En-Suite to Bedroom 1 and refitted House Bathroom.

Add to this, the convenience of important local schools and great amenities in Kingswinford and this property ticks many boxes.

OVERALL, THIS IS A MUST SEE FAMILY HOME TO FULLY APPRECIATE ITS MANY BENEFITS. EARLY VIEWING IS STRONGLY ADVISED



GENEROUS SIZE LOUNGE WITH LOG BURNER

On the Ground floor, there is a Canopy Entrance with composite front door and double glazed side screens.

The Reception Hall has a Karndean floor, stairs to 1st Floor with spindle balustrade and small Store below, graphite school style radiator, coving, door to Guest Cloakroom and Crittall style doors to Study, Breakfast Room and Lounge.

The Guest Cloakroom has been refitted having a white suite, including WC with grey gloss concealed cistern, semi recessed basin with grey shaker style vanity cupboard below, wall mirror, Karndean floor part tiled walls, chrome ladder radiator and extractor fan.

At the front, there is a Study with fitted desk and 2 base cupboards with shelving over, graphite school style radiator, Karndean floor and aluminium double glazed window.

There is a generous size through Lounge having a feature mantel fireplace with hearth and log burner, aluminium double glazed rear bi-fold doors with integrated blinds, aluminium double glazed rear window, 2 radiators and opening to the Breakfast Room.

The Breakfast Room has an island breakfast bar with quartz worktop and 2 base cupboards below, Karndean floor, 2 large side aluminium double glazed fixed windows, rear aluminium double glazed bi-fold doors, lantern roof, recessed ceiling lights, coving and wide opening to Kitchen.





REFITTED KITCHEN

There is a refitted Kitchen having a range of grey wall/base cupboards with quartz worktops and splash backs, 2 bowl Belfast sink and mixer tap, 2 Bosch built-in ovens, Bosch induction hob with integrated cooker hood, drawer units, Bosch integrated microwave, Bosch integrated dishwasher, integrated wine cooler, recessed ceiling lights, Karndeane floor, aluminium double glazed rear window with pelmet lighting over, graphite vertical radiator, side recess with 2 tall cupboards (one with Worcester gas central heating boiler), housing for American style fridge freezer, wine rack and top cupboard over, Karndeane floor, aluminium double glazed door to Garden, recessed ceiling lights and Critical style glazed door to Utility.

The Utility Room has a graphite vertical radiator, tall cupboard with hanging space to side, tiled floor, quartz worktop and upstand with inset sink and mixer tap, double base cupboard below, adjoining tall cupboard with stackable appliance space, aluminium double glazed fixed window, aluminium double glazed rear door to Garden, recessed ceiling lights, coving and door to Garage.

The Garage has been reduced in length to create the Utility Room and has an electric shutter door, obscure aluminium double glazed side door to the front entrance, loft access and strip lights.

On the 1st Floor, there is a Gallery Landing with spindle balustrade to stairs, graphite vertical radiator, aluminium double glazed front window, coving, loft access (with ladder), Airing Cupboard (with tank) and doors to 4 Bedrooms and Bathroom.





BEDROOM 1 WITH EN-SUITE

Bedroom 1 is a generous size with aluminium double glazed window, full height range of wardrobes to one wall, graphite school style radiator, coving and door to En-suite Shower room. This has been refitted with a white suite and includes a tiled shower cubicle with screen door, WC with grey gloss concealed cistern, Kohler basin with wide grey gloss vanity drawers below, wall mirror, recessed ceiling lights, extractor fan, obscure double glazed aluminium window to rear, chrome ladder radiator and tiled floor.

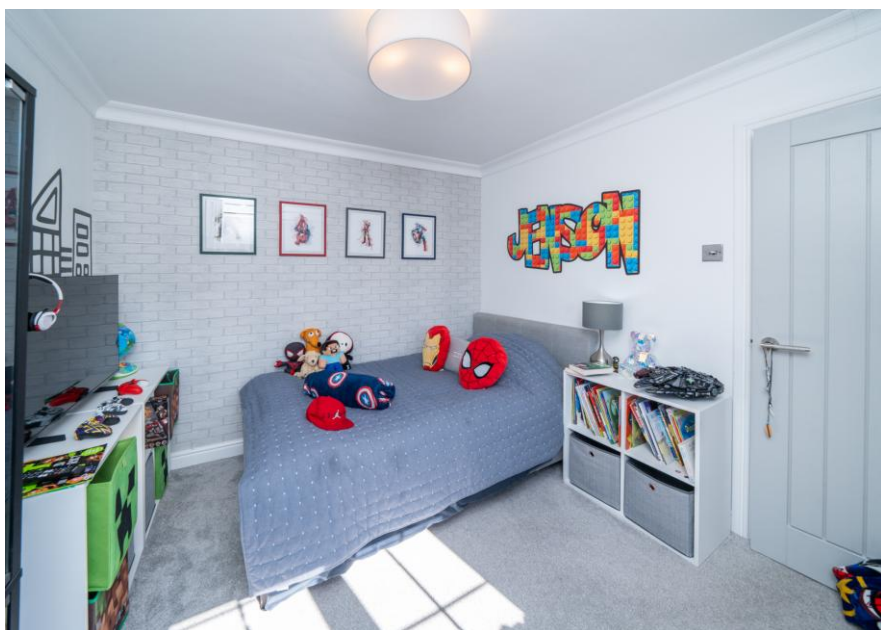
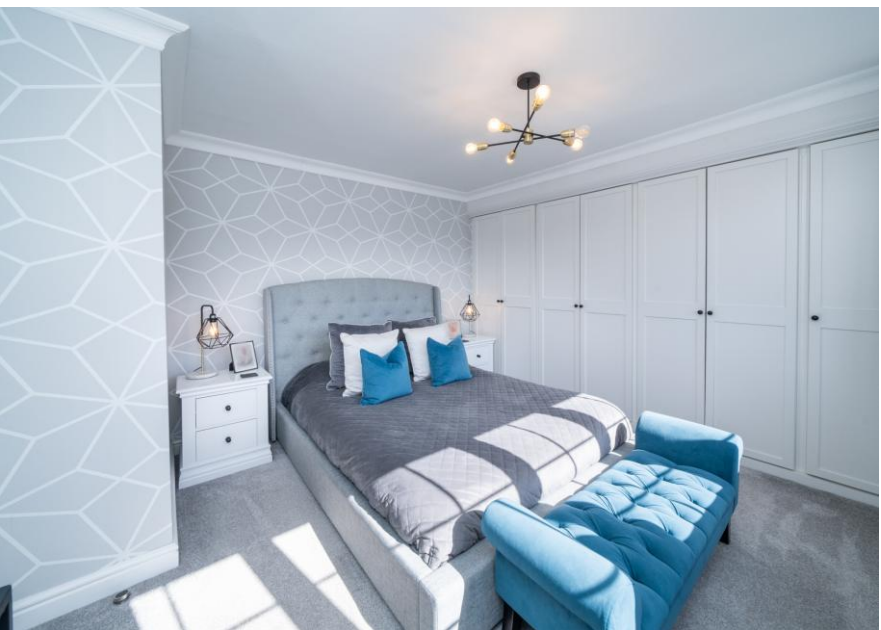
Bedroom 2, at the front, has a built-in range of wardrobes to one wall, graphite school style radiator, coving and aluminium double glazed window.

Bedroom 3 has an aluminium double glazed front window, graphite school style radiator and coving.

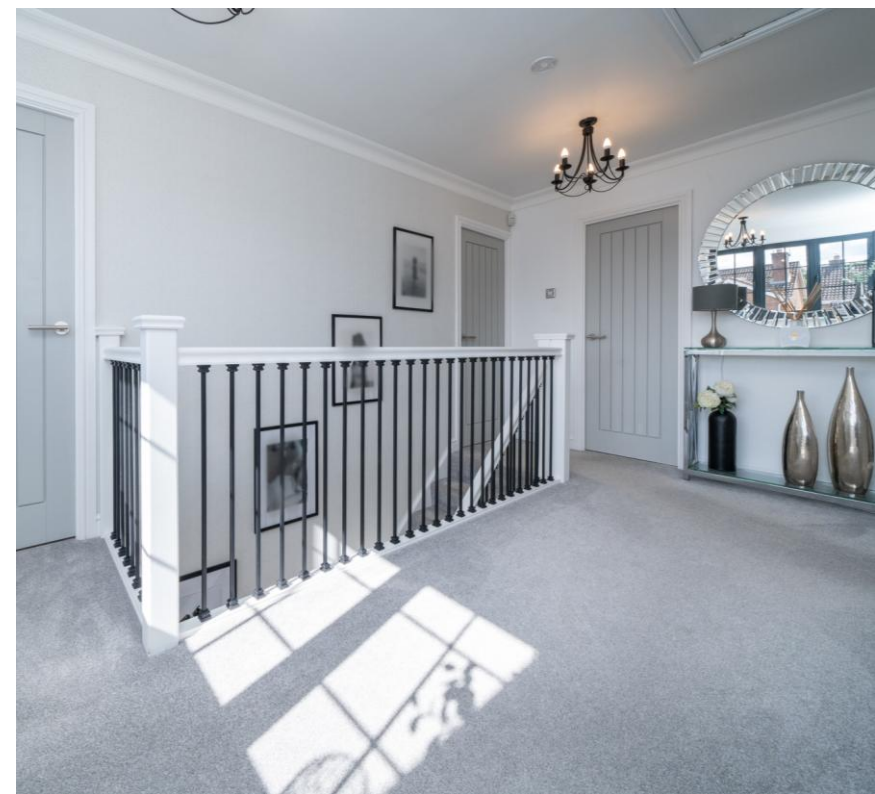
Bedroom 4 has an aluminium double glazed window, graphite school style radiator, coving and a range of wardrobes to one wall.

There is a refitted House Bathroom having a white suite with bath having tiled surround, waterfall shower over and side shower screen, basin with grey gloss drawers below and tiled splash back, WC with concealed cistern, tiled floor, chrome ladder radiator, wall mirror, extractor fan and recessed ceiling lights.





**WE DON'T SELL HOUSES,
WE SELL HOMES.**



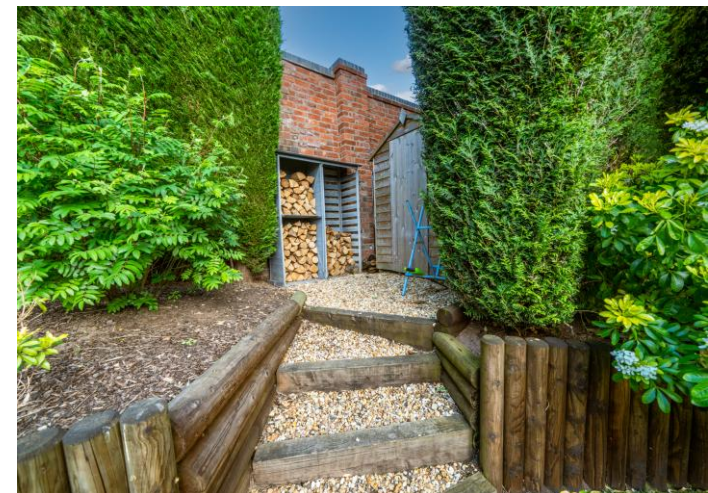


OFF ROAD PARKING TO THE FRONT

There is a Terraced Rear Garden having a wide paved patio with gate and side access, log role and gravel/sleeper steps on two sides to the raised artificial lawn, raised right side border with shrub planting, left side paved patio and rockery with gravel and sleeper steps to a top garden area with bark chippings, rear conifers and rear wall.

At the front, there is a wide Driveway providing off-road parking with pebbled border and planting and there is an EV charger.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band F





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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 www.leeshaw.com/downloads/referral-fees.pdf

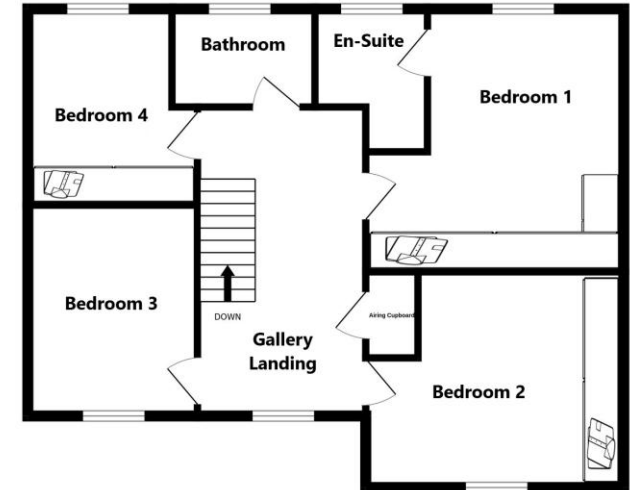
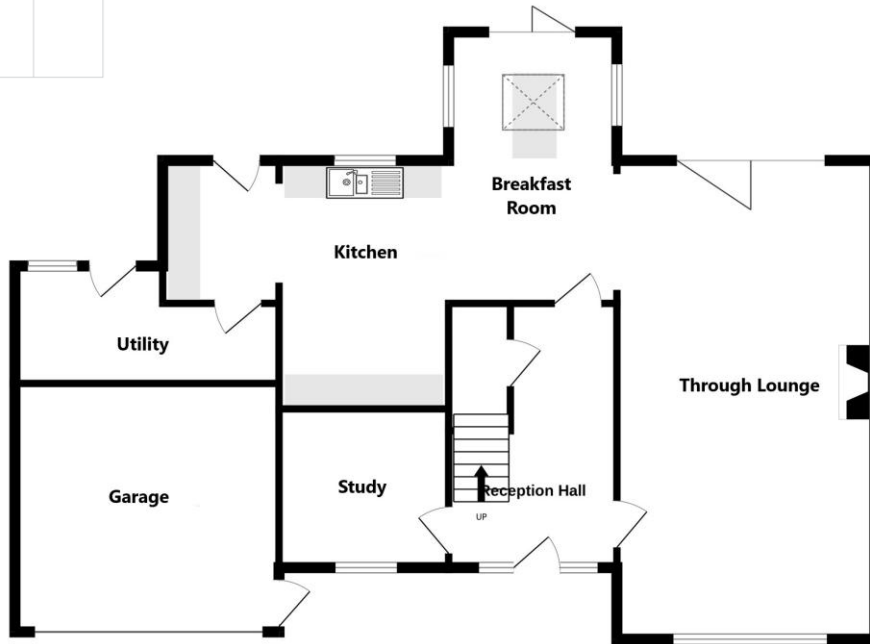


Hall
Guest Cloakroom
Study: 9'2" x 7'10" (2.81m x 2.41m)
Through Lounge: 25'9" x 13'9" (7.86m x 4.20m)
Breakfast Room: 15'1" x 9' (4.62m x 2.74m)
Kitchen: 12'9" x 9'3" (3.89m x 2.83m)
Utility Room: 15'1" x 5'7" max (4.62m x 1.71m)
Garage: 15'1" x 11'11" (4.59m x 3.63m)
Gallery Landing: 15' x 8'6" (4.57m x 2.60m)
Bedroom 1: 13'10" incl.w x 11'8" & 14'7" (4.23m x 3.57m & 4.44m)
En-Suite: 8'8" max x 4'11" (2.65m x 1.51m)
Bedroom 2: 13'9" incl.w x 11'2" (4.19m x 3.42m)
Bedroom 3: 9'11" x 9'5" (3.04m x 2.88m)
Bedroom 4: 11' incl.w x 7'11" (3.35m x 2.42m)
House Bathroom: 7'4" x 5'11" (2.24m x 1.81m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor



FLOOR PLANS

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VALUE. SELL. LET.

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 [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, 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 nonrefundable 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.