



Summercourt Drive, Kingswinford DY6 9QL

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EXCLUSIVE



## Summercourt Drive, Kingswinford DY6 9QL

Offered with the benefit of no upward chain and occupying a generous size corner plot in a sought after location this three bedroom detached home in brief comprises of; hall, further entrance hall, WC, spacious lounge, fitted kitchen with space for appliances, additional reception room providing a practical space for a study or dining room, conservatory and utility. To the first floor the property offers three good size bedrooms, including master bedroom with en suite shower room and is complete with a modern family bathroom. The property further benefits from a driveway to front, garage and private rear garden.





### **Front of the Property**

With a large lawn to front boarded with a range of mature shrubs, tarmac driveway to front, door to hall, up and over door to garage and gated side access.

### **Hall**

With a door and window to side, doors leading to various rooms and a central heating radiator.

### **Study / Dining Room**

15'1" x 8'0"

With a door leading from the hall, double glazed window to front, double glazed sliding door to garden and a central heating radiator.

### **Entrance Hall**

With a door leading from the hall, doors leading to various rooms, stairs leading to the first floor landing and a central heating radiator.

### **Lounge**

18'10" max x 20'2" max

With a door leading from the entrance hall, gas fire with brick built surround, double glazed window to front and rear and a central heating radiator.

### **Kitchen**

10'5" x 10'4"

With a door leading from the entrance hall, range of fitted wall and base units, worksurfaces over with tiled splash back, space for oven with stainless steel cooker hood above, integrated dishwasher, wall mounted boiler, double glazed window to side and rear, door leading to the conservatory and a central heating radiator.

### **WC**

With a door leading from the entrance hall, WC and wash hand basin set into vanity unit with tiled splash back, windows to side and a central heating radiator.



### **Conservatory**

7'1" x 13'0"

With a door leading from the hall and kitchen, window to rear, double glazed sliding doors to garden and an electric heater.

### **Utility**

6'10" x 8'3"

With a door leading from the garden, wall and base units, inset sink, plumbing for washing machine, space for tumble dryer, and a window to rear.

### **Landing**

With stairs leading from the entrance hall, doors leading to various rooms and a double glazed window to side.

### **Bedroom One**

10'5" x 13'7"

With a door leading from the landing, double glazed window to front, door leading to en suite and a central heating radiator.

### **En Suite**

9'10" x 2'11"

With a door leading from bedroom one, part tiled walls, WC, wash hand basin, walk in shower cubicle and extractor fan.

### **Bedroom Two**

7'8" front of wardrobe and 11'2"

With a door leading from the landing, fitted wardrobes, double glazed window to side and a central heating radiator.



### **Bedroom Three**

9'11" x 8'6"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

### **Bathroom**

7'8" x 5'11"

With a door leading from the landing, part tiled walls, bath with shower over, WC and wash hand basin set into vanity unit, airing cupboard, double glazed window to rear, loft access and a chrome heated towel rail.

### **Garage**

8'6" x 8'3"

With an up and over door to front, power and light.

### **Garden**

With a door leading from the conservatory and study, patio area, lawn beyond, door to utility room, outdoor tap and gated side access.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| Current: <b>63</b>                          | Potential: <b>70</b>    |
| England & Wales                             | EU Directive 2002/91/EC |

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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