



**RICS**

the mark of  
property  
professionalism  
worldwide



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

22 Summercourt Square  
Kingswinford



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

## 22 Summercourt Square, Kingswinford, DY6 9QJ

Situated on a wide corner plot in a highly sought after address, this stylish and refurbished 3 Bedroom Detached Bungalow offers a versatile layout and is turn key ready move in condition. Ideal for those looking to downsize without compromising on space.

Summercourt Square is located off Cot Lane and is well placed for local schools, amenities in Kingswinford and public transport links.

With gas central heating, UPVC double glazing and comprising; Entrance Hall, 3 Bedrooms (2 with En-suite), Guest Cloakroom, Lounge, Dining Room, Breakfast Kitchen, Utility Room and Garage.

OVERALL, THIS IS A QUALITY PROPERTY WHERE INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE ITS GENEROUS SIZE, WELL PLANNED LAYOUT AND DELIGHTFUL LOCATION.

On entrance, there is a large Reception Hall having composite double glazed front door with obscure UPVC double glazed side screens, Guest Cloakroom and doors leading off.



The Lounge is located at the front of the property and benefits from a bow window with dual aspect, gas fire log burner and has an opening into the Dining Room which has French Doors leading into Breakfast Kitchen.

The impressive Breakfast Kitchen is spacious and fitted with modern white and grey gloss wall and base cupboards, complemented by quartz worktops with an inset sink. A central island with breakfast bar provides additional workspace and seating. Integrated electric induction hob with extractor fan above, fridge, freezer, oven, microwave, dishwasher and wine cooler, in addition there are spotlights, Velux windows, Amtico herringbone style flooring and a door leading into the Utility Room. There is ample of additional space for Dining or Sitting with French doors leading out to the Side Garden.

The Utility Room has white gloss wall and base cupboards, worktop with splash back tiles, space for appliances and Worcester boiler (in cupboard).

The Master Bedroom is generously proportioned and benefits from a dual aspect, featuring a bay window to the front and French doors opening out to the rear garden. The room further offers built-in wardrobes and drawers and is complemented by a contemporary En-Suite Shower Room. The En-Suite Shower Room is stylishly fitted with a modern white suite comprising; WC with concealed cistern, hand wash basin with storage below, shower with waterfall shower head, spotlights, vertical radiator and tiled walls and flooring.













The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

We don't sell houses  
we sell **homes.**









There are two further double Bedrooms. Bedroom 2 benefits from fitted wardrobes and an En-Suite Shower Room comprising; WC with concealed cistern, hand wash basin with storage below, corner shower cubicle, fitted units for additional storage, tiled walls and flooring and a vertical radiator.

Bedroom 3 features fitted gloss units and provides access to a loft hatch (with ladder).

Externally, the property benefits from both rear and side Gardens. The Rear Garden features a lawned area complemented by gravel borders and a paved pathway leading to a picket fence and gate. The Side Garden offers a paved patio, lawn, and steps rising to a decked seating area. Both gardens are enhanced by mature planting and shrubs, along with a pond. Additional features include outside taps, garden lighting, an electric point, and convenient side access.

There is a single Garage with electric roller shutter door, lighting, electric, wall units and door leading into the Garden.

To the front of the property, there is a tarmac driveway, a gravelled area with mature shrubs and planting, and steps leading down to the front door.







**RICS**

the mark of  
property  
professionalism  
worldwide

Tenure: Freehold.

Council Tax Band: E

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>.

#### Hall & Guest Cloakroom

Lounge: 18' x 10'2" (5.5m x 3.1m)

Dining Area: 11'10 x 10'10" (3.6m x 3.3m)

Breakfast Kitchen: 25'11" x 10'10" (7.9m x 3.3m)

Utility: 8'10" x 5'3" (2.7m x 1.6m)

Bedroom 1: 18' x 15'9" (5.5m x 4.8m)

En-Suite: 7'2" x 5'7" (2.2m x 1.7m)

Bedroom 2: 11'10" x 8'10" (3.6m x 2.7m)

En-Suite: 7'6" x 4'3" (2.3m x 1.3m)

Bedroom 3: 11'10" x 9'10" (3.6 x 3m)

Garage: 18' x 8'10" (5.5m x 2.7m)

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

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















The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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>

[www.leeshaw.com](https://www.leeshaw.com)







## We don't sell houses, we sell **homes**.

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

### **SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622

kingswinford@leeshaw.com www.leeshaw.com

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://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nisgroup.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.