



**Summerhouse Rise
Kingswinford
DY6 8HW**

Guide Price £299,950



Summer House Rise is a stunning development of six three bedroom, semi detached, three storey houses in a highly sought after location, close to reputable schools and amenities. These spacious properties have been finished to the highest standard to include, ground floor WC, lounge, kitchen/ diner, two double bedrooms and a bathroom to the first floor and large bedroom, dressing room and en-suite shower room to the second floor. Outside, there is an enclosed rear garden with steps down to the driveway. Council Tax Band & EPC to be confirmed.





Approach

The properties are approached via a tarmac drive with steps leading to the rear garden, a composite front door and a uPVC double glazed door to the side aspect.

Entrance Hall

The entrance hall has a door to the front aspect, stairs to the first and second floors, a radiator, wood effect flooring and doors to the lounge and cloakroom.

Lounge 21' 1" (max) x 11' 8" (max) (6.43(max) x 3.56 (max))

The lounge has a full height window to the front aspect, wood effect flooring, a radiator, TV point and a door to the kitchen/ diner.

Kitchen/ Diner 15' 3" (max) x 14' 5" (max) (4.65 (max) x 4.4 (max))

The kitchen has uPVC door and window to the side aspect, two skylight windows to the rear aspect, a storage cupboard, wood effect flooring and a radiator. There is a range of wall and base units with integrated oven, hob and work tops over.

Cloakroom

The cloakroom has a white low level flush WC and wash basin.

First Floor Landing

There are stairs leading to the second floor, a radiator and doors to:-

Bedroom Two 15' 3" x 12' 3" (max) (4.65 x 3.75 (max))

Bedroom Two has a uPVC, full height, feature window to the front aspect and a radiator.

Bathroom

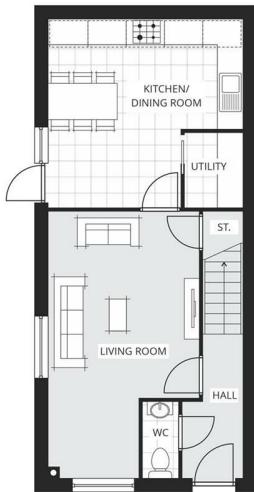
The bathroom has a uPVC window to the side aspect, grey stone effect tiling to wet areas, wood effect flooring, down lights, a chrome heated towel rail and a white suite comprising: concealed flush WC, sink vanity unit and a bath with shower over.

Bedroom Three 15' 3" x 10' 0" (4.65 x 3.07)

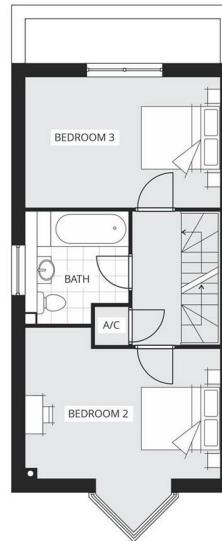
Bedroom Three has a uPVC window to the rear aspect and a radiator.

Bedroom One 15' 3" (max) x 31' 7" (max) (4.65 (max) x 9.65 (max))

Bedroom One is situated on the second floor and has a full height uPVC window to the rear aspect, a skylight window to the front aspect, radiators and a door to the en-suite shower room.



Living Room 3.6m x 6.3m max 15' 1" x 20' 6' max
 Kitchen 4.6m x 4.5m max 15' 1" x 14' 7' max



Bedroom 2 4.6m x 3.5m max 15' 1" x 11' 5' max
 Bedroom 3 4.6m x 3.1m max 15' 1" x 10' 2' max

En-suite Shower Room

The en-suite shower room has a skylight window to the front aspect, a chrome heated towel rail, down lights, wood effect flooring, tiling to wet areas and a white suite comprising: concealed flush WC, walk in shower cubicle and sink/vanity unit.

Rear Garden

The landscaped rear garden has a block paved patio area and a raised flower bed with a sleeper retaining wall. There is a gate and steps leading to the drive.



Bedroom 1 3.6m x 6.1m max 11' 8" x 20' 0' max
 Dressing Room 2.4m x 3.3m max 7' 8" x 10' 8' max

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