



Plot 14 The Portway
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 hood 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

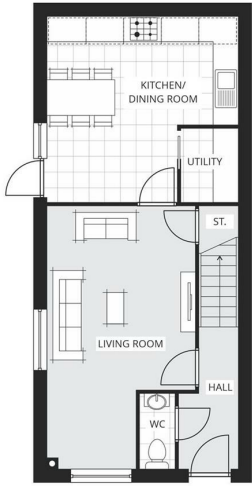
The bathroom has a uPVC window to the side aspect, grey stone effect tiling to wet areas, wood effect flooring, down lights, a chrome heated towel rail and a white suite comprising: concealed flush WC, sink vanity unit and a bath with shower over.

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

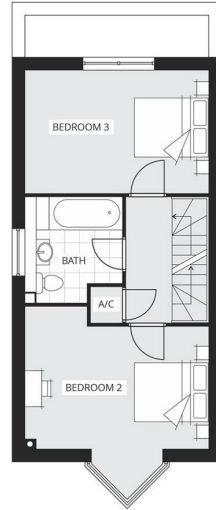
Bedroom Three has a uPVC window to the rear aspect and a radiator.

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" n
Kitchen	4.6m x 4.5m max	15' 1" x 14' 7" n



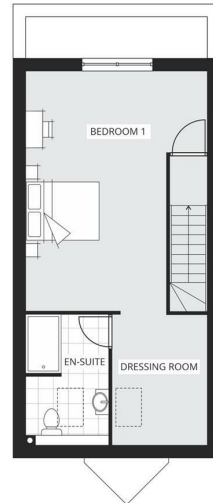
Bedroom 2	4.6m x 3.5m max	15' 1" x 11' 5" max
Bedroom 3	4.6m x 3.1m max	15' 1" x 10' 2" max

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

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

MONEY LAUNDERING REGULATIONS: In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd reserves the right to obtain electronic verification.

Lex Allan Grove - Land & New Homes

129 Worcester Road Hagley
Worcestershire DY9 0NN
Land & New Homes: 01562 270072
e-mail: lnh@lexallangrove.com

www.lexallangrove.com



Registered in England No. 05895523