



Mount Pleasant, Kingswinford, DY6 9SN

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Built in the late 1830's, this impressive detached home offers a fantastic blend of spacious living accommodation and modern living whilst keeping a traditional feel throughout the property. Located on the countryside fringes of Kingswinford and within easy reach of lovely woodland walks, this stunning family home is also within the catchment area of sought after primary and secondary schools. Having been extended, to the ground floor this home comprises: porch, hall, sitting room with log burner, study, lounge with patio doors leading to the rear garden, modern fitted kitchen open to the dining room, converted cellar and a rear hall leading to the utility and WC. To the first floor there is a spacious master bedroom with dressing area and en suite, three further good sized bedrooms and a family bathroom. Set back from the road, to the front of the property there is a path to the front door with lawn to the side and mature shrub borders. The rear garden has a lovely private patio area with steps to an elevated lawn which has gated rear access which provides potential for off road parking.





Front of the Property

With steps leading to a wooden front door, lawn to side and mature shrub borders.

Porch

With a wooden door to front, double glazed windows to side and an opening to the hall.

Hall

With an opening from the porch, doors leading to various rooms and stairs to the first floor landing.

Study

10'11" x 9'7"

With a door leading from the hall, double glazed windows to front and rear, door to the lounge, gas fire with decorative surround and a central heating radiator.

Sitting Room

10'11" x 12'7"

With a door leading from the hall, log burning stove, door to cellar, opening to dining room, double glazed window to front and a central heating radiator.

Cellar

10'1" x 9'4"

With a door and stairs leading from the sitting room, this fully converted cellar has been tanked with an electric sump system and also has double glazed window to rear with fire escape.

Lounge

24'1" x 9'4"

With a door leading from the study, fire place with decorative beam and tiled hearth, double glazed sliding door to garden, double glazed window to side and two central heating radiators.



Dining Room

11'11" x 7'10"

With an opening leading from the sitting room and further opening to the kitchen, double glazed French doors to garden, double glazed window to side and a central heating radiator.

Kitchen

19'11" x 7'6"

With an opening from the dining room this modern kitchen is fitted with a range of wall and base units, work surfaces with tiled splash back, induction hob with stainless steel cooker hood above, plumbing for dishwasher, integrated double oven, space for tall fridge freezer, two and a half bowl stainless steel sink and drainer, recessed spotlights, door leading to sun room, double glazed window to side and a central heating radiator.

Sun Room

With a door leading from the kitchen, door leading to the utility and double glazed door leading to garden.

Utility

With a door leading from the sun room, tiled floor, plumbing for washing machine, space for tumble dryer and door leading to WC.

WC

With a door leading from the utility, tiled floor, WC and wash hand basin with tiled splash back.

Landing

With stairs leading from the hall, doors leading to various rooms, double glazed window to side, airing cupboard with boiler and loft access.

Master Bedroom

19'9" x 9'3"

With a door leading from the landing this impressive master bedroom has fitted wardrobes, double glazed windows to front and both sides, door leading to en suite and a central heating radiator.



En Suite

3'5" x 9'1"

With a door leading from the master bedroom, tiled walls, WC, wash hand basin, walk in shower cubicle, recessed spotlights, extractor fan, double glazed window to rear and a central heating radiator.

Bedroom Two

19'11" x 7'6"

With a door leading from the landing, double glazed windows to rear and side, recessed spotlights and a central heating radiator.

Bedroom Three

10'10" x 12'4"

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

Bedroom Four

7'6" x 9'8"

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

Bathroom

With a door leading from the landing this family bathroom has a bath with waterfall shower over, part tiled walls, WC, wash hand basin, recessed spotlights, double glazed window to rear, heated towel rail and a central heating radiator.

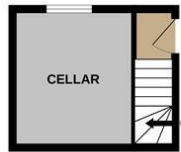
Garden

With access leading from the lounge, dining room and rear hall, this beautifully maintained rear garden has a lovely private patio area with hot tub, outdoor tap, steps leading to elevated lawn with mature shrub borders, garden shed, further rear patio/seating area and double gates providing rear access and potential for off road parking.

BASEMENT

GROUND FLOOR

1ST FLOOR



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) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
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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