



Mount Pleasant, Kingswinford, DY6 9SN

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## Mount Pleasant, Kingswinford, DY6 9SN

This immaculately presented and extended detached family home has a fantastic blend of spacious bedrooms together with an abundance of living space perfect for those families who love to entertain, whilst being located within the catchment of sought after schools this property further benefits from gated access leading to Ridgehill Woods. Having been expensively appointed throughout, the ground floor accommodation comprises: entrance hall with access to the garage, inner hall, stunning open plan kitchen family room, separate utility and WC, spacious lounge with access to an extended and cosy sitting room with log burning stove and four skylight windows. To the first floor there is an impressive master bedroom with fitted furniture and a gorgeous re fitted en suite shower room, three further good sized bedrooms with fitted furniture and a stunning modern family bathroom. To the front of the property is a generous sized driveway with steps leading to the front door, electric up and over door leading to the garage and gated access leading to the rear garden. The private rear garden provides plenty of space for growing families, has a patio area with steps leading to a long lawn which is bordered with mature shrubs, plants and trees, with a further patio/seating area to the rear of the garden which has lovely far reaching views.





### **Front of the Property**

To the front of the property there is tarmac driveway with paved border and steps leading to the front door, electric up and over door leading to the garage, gated access leading to the garden and an EV charging point.

### **Hall**

With a double glazed composite door leading from the side of the property, further door to the inner hall and garage, useful storage cupboard, skylight window, double glazed window to the side and recessed spotlights.

### **Inner Hall**

With a door leading from the hall and stairs to the first floor, doors to various rooms, double glazed window to the side, wood flooring, column style radiator and a central heating radiator.

### **Lounge**

19'0" x 16'8"

With a door leading from the inner hall this spacious lounge has two double glazed windows to the side, wood flooring, double glazed sliding doors leading to the extended sitting room and two central heating radiators.

### **Sitting Room**

14'9" x 11'5"

With a double glazed sliding door leading from the lounge this extended and cosy sitting room has double glazed patio doors leading to the rear garden, log burning stove, double glazed windows to both sides, four skylights, solid wood flooring and a central heating radiator.



### **Kitchen Family Room**

21'3" x 18'0"

With a door leading from the inner hall this open plan kitchen family room is perfectly laid out for those families who love to entertain, with a modern kitchen together with separate areas for dining and relaxing. The modern kitchen comprises a feature island with granite work top and inset one and a half stainless steel sink, soft close wall and base units, further granite work surfaces with tiled splash back, five ring gas hob with stainless steel extractor fan above, integrated fridge, freezer, dishwasher and microwave, two double glazed windows to the front, two vertical radiators, door to the utility room, kardean flooring, recessed spotlights and plinth lighting.

### **Utility Room**

12'5" x 7'10"

With a door leading from the kitchen this utility room has wall and base cupboard units, work surfaces with tiled splash back, plumbing for a washing machine, space for a dryer, wall mounted boiler, double glazed window and door leading to the rear garden, door to the WC, kardean flooring and a central heating radiator.

### **WC**

With a door leading from the utility room, WC, wash hand basin, recessed spotlights and a central heating radiator.

### **Landing**

With stairs leading from the inner hall, loft access, double glazed window to the side, airing cupboard with central heating radiator, recessed spotlights and a central heating radiator.

### **Bedroom One**

14'5" x 13'5"

With a door leading from the landing and a further door to the en suite, fitted wardrobes, draws and bed side tables, double glazed window to the front and a column style central heating radiator.

### **En Suite**

With a door leading from the bedroom this stunning re fitted en suite has a shower cubicle, WC, wash hand basin, chrome heated towel rail, part tiled walls, extractor fan and recessed spotlights.



### **Bedroom Two**

12'5" x 8'10"

With a door leading from the landing, fitted wardrobes and draws, double glazed window to the rear and a column style central heating radiator.

### **Bedroom Three**

12'5" x 7'6"

With a door leading from the landing, fitted wardrobes and cupboards, double glazed window to the rear and a column style central heating radiator.

### **Bedroom Four**

With a door leading from the landing, fitted wardrobes and cupboards, double glazed window to the front and a column style central heating radiator.

### **Bathroom**

With a door leading from the landing this gorgeous re fitted family bathroom has a shower cubicle with waterfall shower head and separate shower attachment, free standing bath, his and hers sinks set into vanity unit, WC, part tiled walls, recessed spotlights, double glazed window to the rear, extractor fan and a column style central heating radiator.

### **Garden**

The private rear garden provides plenty of space for growing families, has a patio area with steps leading to a long lawn which is bordered with mature shrubs, plants and trees, with a further patio/seating area to the rear of the garden which has lovely far reaching views.

### **Garage**

16'0" x 14'1"

With an electric up and over door leading from the driveway, stairs with door leading to the hall, two skylight windows, power and lighting.

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.



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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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