

HUNTERS®

HERE TO GET *you* THERE

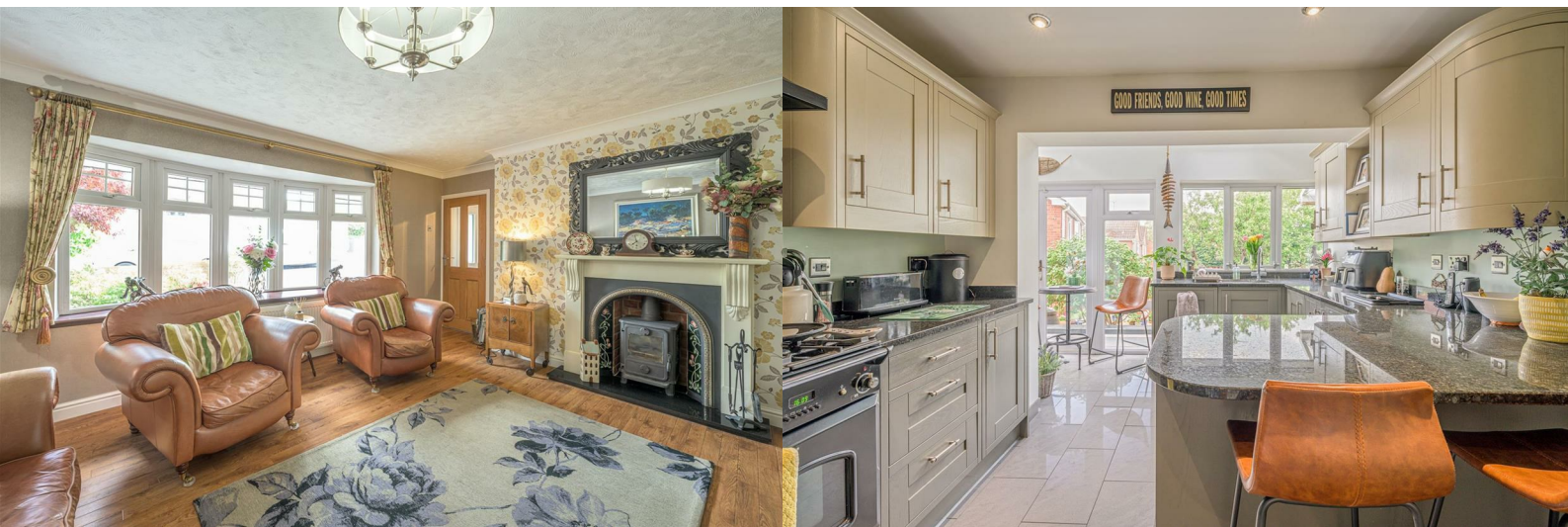


Mount Pleasant

Kingswinford, DY6 9SH



Council Tax: E



Mount Pleasant

Kingswinford, DY6 9SH

£489,950



Front of the Property

To the front of the property there is a tarmac driveway with paved border, insulated sectional electric door leading to garage, decorative shrubs to front, dwarf wall, gates to both sides and double glazed composite door to front.

Entrance Hall

With a double glazed composite door leading from the front, storage cupboard, traditional tiled floor, doors to various rooms, stairs to the first floor landing and a traditional central heating radiator.

Lounge

12'11" x 17'0" (3.94 x 5.18)

With a door leading from the entrance hall, multi fuel burner with decorative surround, double glazed window to front, karndean floor, double doors to dining/sitting room and a central heating radiator.

Dining/Sitting Room

11'11" x 14'8" (3.63 x 4.47)

With double doors from the lounge, oak floor, skylight window to rear, log burner, double glazed doors leading to the rear garden, door to the kitchen breakfast room and a traditional style central heating radiator.

Kitchen Breakfast Room

10'3" x 16'10" (3.12 x 5.13)

With a door leading from the entrance hall this modern kitchen is fitted with a range of shaker style soft close wall and base units, granite work surfaces with matching up stands, space for a range cooker with stainless steel cooker hood above, integrated wine cooler, ceramic one and a half sink and drainer, integrated dishwasher, breakfast bar, pull out larder, recessed spotlights, double glazed doors leading to the rear garden, door to the utility room, double glazed window to the rear, two skylight windows and tiled flooring.

Study/Office

7'2" x 11'5" (2.18 x 3.48)

With a door leading from the entrance hall, laminate floor, fitted office furniture, double glazed window to front and a central heating radiator.

Utility Room

7'7" x 9'5" (2.31 x 2.87)

With a door leading from kitchen breakfast room this utility room is fitted with a large store cupboard, base cupboard units with work surfaces above, stainless steel sink, plumbing for washing machine, doors to the WC and garage, tiled floor and a chrome heated towel rail.

WC

With a door leading from the utility room, WC, tiled floor and double glazed window to rear.

Garage

10'6" x 19'3" (3.2 x 5.87)

With an insulated sectional electric door to front, door to side leading to the garden, double glazed window to rear, power, light, wall mounted boiler and a door leading to the utility room.

Tel: 01384 443331

Landing

With stairs leading from the entrance hall, loft access, airing cupboard and oak doors to various rooms.

Bedroom One

12'0" x 12'10" (3.66 x 3.91)

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

Bedroom Two

7'5" x 16'1" (2.26 x 4.9)

With a door leading from the landing, double glazed windows to front and side, karndean floor, loft access, door to en suite and a central heating radiator.

En Suite

With a door leading from bedroom two this modern en suite is fitted with a walk in shower cubicle, WC, wash hand basin, double glazed window to rear and a chrome heated towel rail.

Bedroom Three

8'7" x 13'9" (2.62 x 4.19)

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

Bedroom Four

7'4" x 10'11" (2.24 x 3.33)

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

Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with waterfall shower head over and separate shower attachment, WC, wash hand basin, tiled walls, two double glazed windows to rear and a chrome heated towel rail.

Garden

With double glazed doors from the kitchen breakfast room and dining/sitting room to a patio area with steps to decked area, decorative gravelled and shrubs to side, useful store to the right hand side of the property, path to the left side of the property with a lawn which is bordered with shrubs, patio, garden shed, door to the garage, further paved area and gate to side providing access to the front.



Road Map



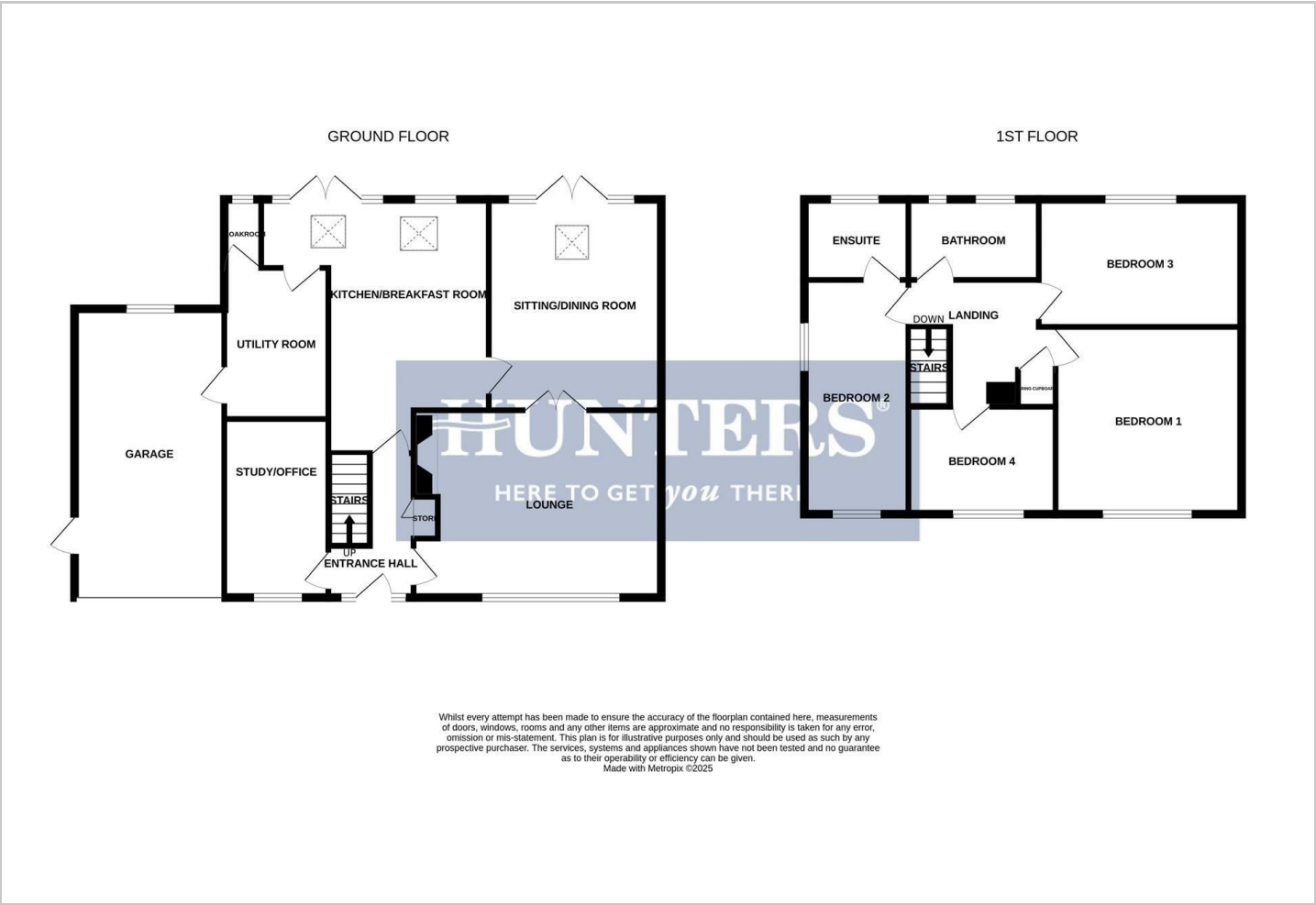
Hybrid Map



Terrain Map

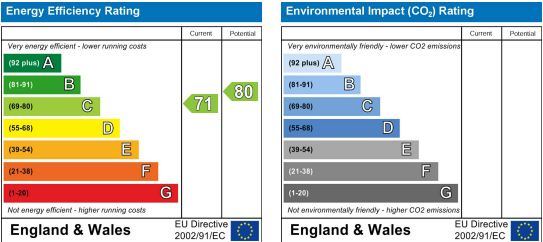


Floor Plan



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.