



Kingswinford

83 Mount Pleasant,
West Midlands, DY6 9ST

ANDREW COLE
ESTATES

Kingswinford, Offers in the Region Of £339,950

83 Mount Pleasant,
West Midlands, DY6 9ST

Enjoying a prime location within this established much sought-after residential area, this fine home enjoys extended family accommodation which must be viewed to be appreciated.

With a generous reception hall providing access to a well fitted kitchen with integrated oven, hob, dishwasher and fridge. A utility room has been formed using part of the garage, the remainder currently used for storage.

At the rear there is a spacious L-shaped lounge/dining room and there is a ground floor fitted cloakroom.

On the first floor, the extended floor space is most obvious providing three large double bedrooms, the master with en suite having separate shower cubicle, fitted wash hand basin in white vanity unit. Outside, there are easy to maintain southerly facing gardens and a large block paved driveway to the front elevation. Ideally placed for Glynne





Primary School and Summerhill Secondary School, this excellent property offers an ideal opportunity for a growing family in a lovely location.

EPC: D64

COUNCIL TAX: Band D with Dudley MBC

GROUND FLOOR

SPACIOUS ENTRANCE HALL
13' 3" x 8' 3" (4.04m x 2.51m)

'L'SHAPED LOUNGE/DINING AREA
16' 6" x 18' 0" (5.03m x 5.48m)

FITTED KITCHEN (SIDE)
11' 6" x 7' 6" (3.50m x 2.28m)
With integrated oven, hob, dishwasher and fridge

UTILITY ROOM
8' 2" x 7' 7" (2.49m x 2.31m)
With doors to garage and entrance hall

FITTED CLOAKROOM

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR)
12' 0" x 11' 1" (3.65m x 3.38m)
With fitted wardrobes and with en suite OFF



EN SUITE (REAR)

11' 9" x 5' 3" (3.58m x 1.60m)

Off master bedroom and having a separate shower cubicle, fitted hand wash basin in a white vanity unit

BEDROOM NO. 2 (FRONT)

17' 5" x 8' 5" (5.30m x 2.56m)

With built in wardrobes

BEDROOM NO. 3 (FRONT)

15' 8" x 7' 8" (4.77m x 2.34m)

With built in wardrobes

HOUSE BATHROOM (SIDE)

8' 5" x 5' 5" (2.56m x 1.65m)

OUTSIDE

GARAGE

8' 7" x 7' 8" (2.61m x 2.34m)

Part integral and currently used for storage and utility room

REAR GARDENS

Beautiful, easy to maintain southerly facing gardens

THINKING OF SELLING?

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

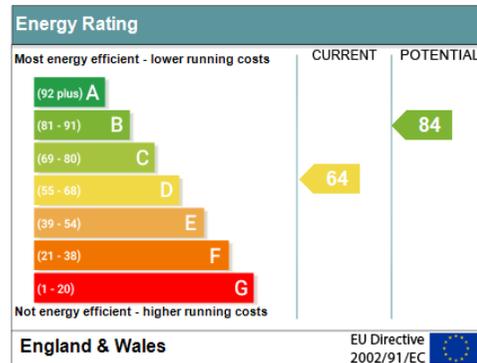
Monday - Friday 09:00 - 17:30







Address: 83 Mount Pleasant, KINGSWINFORD, DY6 9 ST
 RRN: 9350-2187-9300-2707-1001



SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

