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9 Pleasant Close
Kingswinford

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9 Pleasant Close, Kingswinford, DY6 9TQ

Fantastic opportunity to acquire this well presented 3 Bedroom Detached Bungalow, providing versatile living accommodation with a spacious Lounge and further enhanced by the additional rear Conservatory.

Pleasant Close is situated in a cul-de-sac position in this popular Kingswinford address, just off Mount Pleasant. Within walking distance of shops and amenities at the heart of Kingswinford, public transport links and Cot Lane Park.

With gas central heating, UPVC double glazing and comprising; Porch, Reception Hall, 3 well proportioned Bedrooms, Wet Room, Dressing Room/Study, Kitchen, Lounge, rear Conservatory, Store and rear Garden.

OVERALL, A GREAT OPPORTUNITY FOR A LARGER BUNGALOW AT THIS PRIME ADDRESS – WITH NO UPWARD CHAIN, EARLY VIEWING IS HIGHLY RECOMMENDED!

There is a side entrance UPVC Porch with a UPVC front door leading into the Reception Hall. The Reception Hall has loft access, airing cupboard and doors to;



The spacious Lounge is located at the rear of the property and features a Baxi gas fire and sliding doors to Conservatory. The Conservatory is UPVC double glazed and has French doors leading out to the pleasant rear Garden.

The Kitchen has a range of Shaker style wall and base cupboards, worktops, tiled splashback, inset sink and drainer, gas hob with extractor fan above, oven and UPVC door to side.

There are 3 good sized Bedrooms of which both 1 and 3 are located at the front of the property. Off Bedroom 2 there is a Dressing Room which can be utilised as a Study.

The Wet Room has a white suite comprising; wc, shower head, hand wash basin, wall mounted units, radiator and tiled walls.

The attractive and private rear Garden has a paved patio with lawn beyond, mature shrubs, an outside water tap and side access.

At the front, there is a tarmac driveway providing off road parking, front lawn and a store area.



FLOOR PLANS



Total area: approx. 94.4 sq. metres (1016.3 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

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