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Mount Pleasant
Kingswinford

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91a Mount Pleasant, Kingswinford DY6 9ST

Great opportunity for a generous size 3 Bedroom Detached Bungalow just re-appointed, decorated and newly carpeted, offering turn the key ready move in condition, available with no onward chain.

The Bungalow is set in a shared private Driveway with 2 other Bungalows and enjoys a sought after location leading off Cot Lane.

With gas central heating, double glazing and comprising: L Shaped Hall, Cloaks Store, Lounge/Dining Room, Rear Porch, refitted Kitchen with integrated appliances, 3 Bedrooms (Bedroom 1 with refitted En-Suite) and refitted Bathroom. The Bungalow further benefits from a single Garage and Driveway.

OVERALL, THIS BUNGALOW IS MUCH LARGER THAN FIRST IMPRESSIONS AND IS WELL WORTH VIEWING TO FULLY APPRECIATE ITS SIZE, CONDITION AND DELIGHTFUL LOCATION.

There is an L shaped Reception Hall having part double glazed side entrance door and side screen, ceiling cornice, loft access with ladder, recessed ceiling lights and doors leading off.

There is a Walk-in Cloaks Store having hanging space and housing the Worcester gas central heating boiler.

The rear Lounge/Dining Room is a generous size having double glazed rear bay window, side double glazed window, mantel fireplace with hearth and gas fire, ceiling cornice and 2 ceiling roses.

A part glazed timber door leads to the Rear Porch having double glazed side fixed window double glazed rear doors to Garden with side/overhead screens, tiled floor and twin power point.

The refitted Kitchen has a range of grey wall/base cupboards, worktops and matching upstands, sink and mixer tap, AEG built-in oven, Caple gas hob with Caple canopy style cooker hood over, tall housing with integrated fridge freezer, Caple integrated washing machine, recessed ceiling lights and double glazed side window.

Bedroom 1 is a generous size double room with double glazed front window, recessed ceiling lights and door to the Refitted En-suite having a white suite with corner quadrant shower enclosure having curved screen doors and Triton shower, basin, WC, chrome ladder radiator, extractor, mirror cabinet and recessed ceiling lights.

Bedroom 2 is a double size with timber double glazed window to the rear Porch and having ceiling cornice and recessed ceiling lights.

Bedroom 3 is also a good size with double glazed front window and recessed ceiling lights.

There is a refitted Bathroom having a white suite, including bath with Mira shower over and side screen, extractor, basin, WC, chrome ladder radiator, mirror cabinet, ceiling cornice and recessed ceiling lights.

The part integral single Garage has an up and over door and strip light. There is a block paved Driveway.

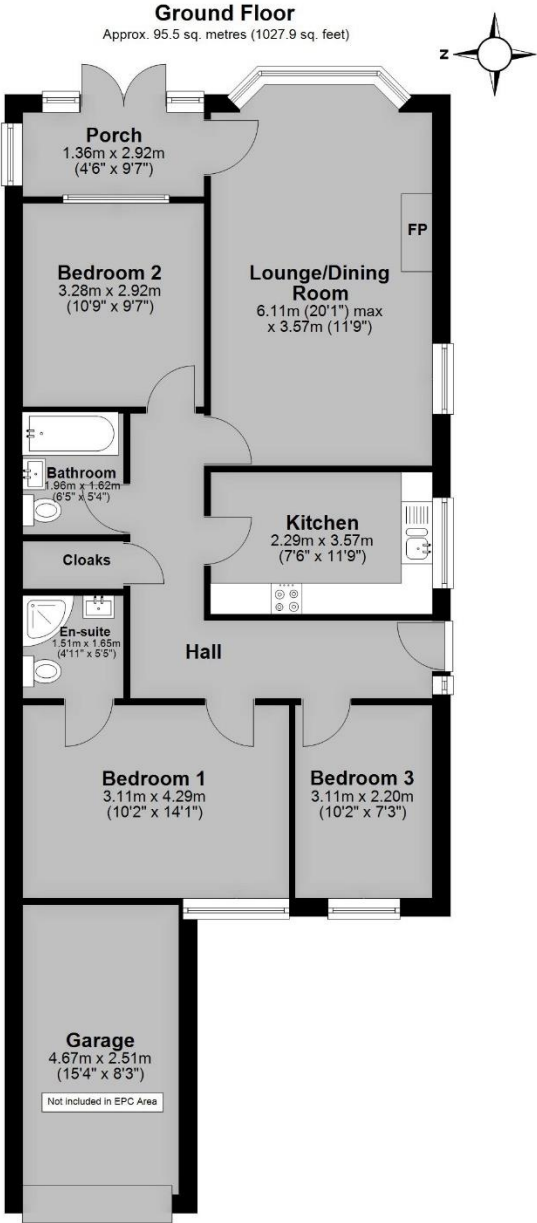
The Rear Garden is east facing and has a paved area leading onto a gravel garden with centre rockery and shrub planting, side borders, paved area leading to greenhouse and timber summerhouse, side path and wrought iron gate leading to the front.



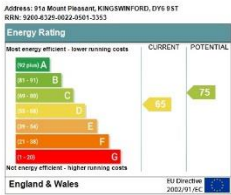


FLOOR PLANS

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: E



Total area: approx. 95.5 sq. metres (1027.9 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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