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Mount Pleasant  
Kingswinford



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## 258 Mount Pleasant, Kingswinford DY6 9SW

This 2 Bedroom Detached Dormer Bungalow is all about its size and location, being much bigger than first impressions and a property definitely worth a full internal inspection.

Well positioned on top part of Mount Pleasant, at this sought after location, leading off Cot Lane, the property enjoys a long block paved Driveway providing excellent off road parking, with feature walling to part and low maintenance gravelled area, set well back and slightly elevated giving a delightful distant view to the front and further enhanced by a good size Rear Garden backing onto Ridgehill Wood making for a pleasant aspect.

The Bungalow itself is immaculately presented, ideal to move into and offers lots of scope to personalise, available with no onward chain.

With gas central heating, double glazing and comprising: Side Entrance Hall, large Lounge, Kitchen, rear Dining Room, Inner Hall, Ground Floor Bedroom 2, Ground Floor Shower Room, 1<sup>st</sup> Floor Landing and generous size main Bedroom. There is also a good length Garage.

OVERALL, AN INDIVIDUAL DORMER BUNGALOW THAT MUST BE SEEN TO FULLY APPRECIATE ITS SIZE LAYOUT AND POSITION.

On the Ground Floor, there is a side Entrance Hall with part double glazed UPVC door, side obscure UPVC double glazed fixed window and doors leading off.

There is a generous size Lounge, to the front, having a stone fireplace with slate hearth, wooden mantel and electric fire, wood clad ceiling, side UPVC double glazed window, 2 radiators and UPVC double glazed bay window to front, with distant view.

There is a Kitchen, in the middle, having a range of medium oak style wall and base cupboards, worktops, tile splashbacks, sink and mixer tap, Classic freestanding electric cooker, integrated fridge, integrated freezer, side UPVC double glazed window, tiled floor, radiator, serving hatch to Lounge, part glazed internal door to Inner Hall and archway to Dining/Sitting Room.

The Dining Room has a brick fireplace with tiled hearth, wooden mantel and electric fire, UPVC double glazed rear doors with side screen and 1 top opener and radiator.

The Inner Hall has 2 side obscure UPVC double glazed windows (1 fixed), radiator, open tread staircase to 1st Floor and doors leading off.

There is a Ground Floor Bedroom 2 having 2 single built-in wardrobes with two double bridging top cupboards, laminate floor, radiator and UPVC double glazed rear window.

The Shower Room has a modern white suite, including walk-in shower with side screen and Mira Sport shower, basin and WC, obscure UPVC double glazed side window, tiled walls, radiator and Cupboard (housing the Worcester gas central heating boiler).







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On the 1st Floor, there is a Landing with door to Bedroom 1.

Bedroom 1 is a generous size having three double built-in wardrobes with top cupboards to one wall, 2 rear UPVC double glazed dormer windows, recess with wardrobe having 2 sliding mirror doors and 2 radiators.

There is a good length Garage having electric door, light, twin power point and tap.

The Rear Garden is west facing having a block paved patio with canopy over, stone wall and steps lead onto a gently elevated lawn with borders, rear top corner patio area, raised rear border and gate to rear Woodland

At the front, there is a wall and side wall, low maintenance garden area with chippings and good length block paved Driveway, providing excellent off road parking, leading to the Garage.

**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: D**

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# FLOOR PLANS

Ground Floor

1st Floor

**Side Entrance Hall**

**Lounge:** 22'11" max x 11'4"  
(7m x 3.47m)

**Kitchen:** 11'5" x 10'7"  
(3.48m x 3.22m)

**Dining Room:** 13'3" x 11'5" max  
(4.06m x 3.48m)

**Inner Hall**

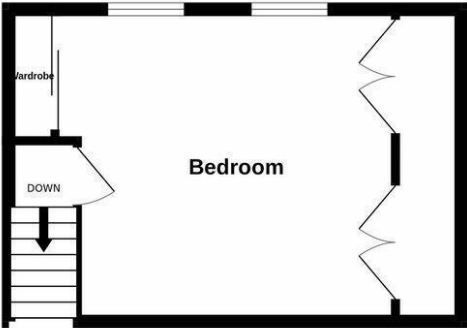
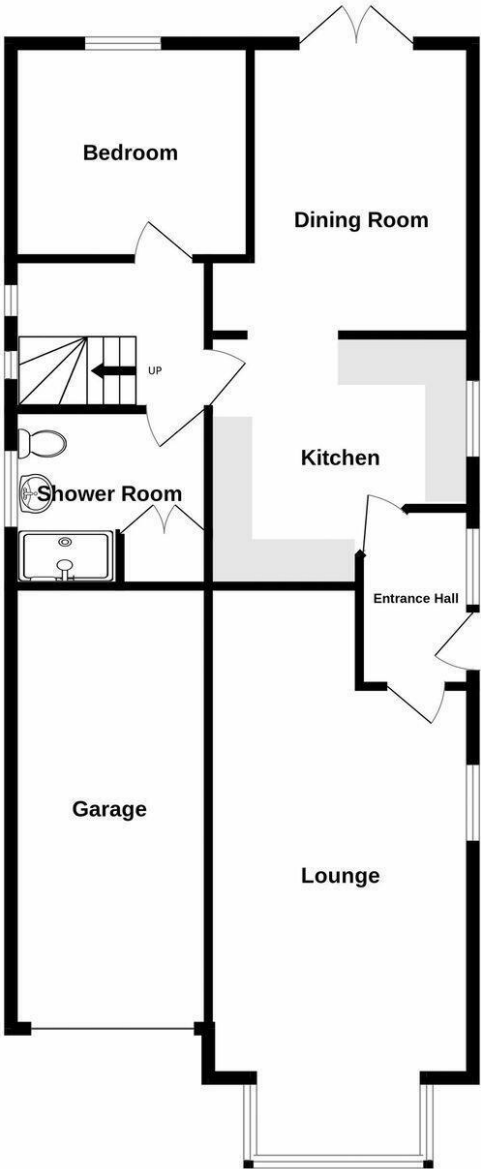
**Bedroom 2:** 9'11" x 9'2"  
(3.02m x 2.81m)

**Ground Floor Shower Room:**  
8'3" x 6'7" (2.52m x 2.02m)

**Landing**

**Bedroom 1:** 14' plus ward. x 12'7"  
(4.27m x 3.85m)

**Garage:** 20'1" x 8'5" (6.12m x 2.57m)







## ENERGY EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.

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