



**LexAllan**

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150 Mount Pleasant, Kingswinford, West Midlands, DY6 9SL

Occupying a generous plot in one of Kingswinford's most sought-after residential locations, this three double bedroom detached property presents an increasingly rare opportunity to acquire a home with significant scope for refurbishment and development (subject to the usual planning permissions).

The property offers well-proportioned accommodation throughout. Internally, the layout briefly comprises an entrance hall, spacious lounge, separate dining room, kitchen, shower room and useful cellar. To the first floor are three genuine double bedrooms and a family bathroom.

While the property requires modernization, it provides the perfect canvas for buyers looking to create a substantial family home tailored to their own specification. The sizeable plot offers huge potential for extension, reconfiguration or further development (STPP), making it particularly attractive to developers and ambitious owner-occupiers alike.

The extensive rear garden not only offers excellent outdoor space but also benefits from access to a public footpath at the rear, adding both convenience and appeal.

Located within easy reach of local amenities, reputable schools and transport links, this is a superb opportunity in a highly desirable area of Kingswinford.

For further information or to arrange your viewing contact the office.

#### Approach

Drive to front offering parking, steps up to front and gated side access.

#### Hallway

Door to front and doors radiating off.

#### Lounge

12'1" x 12'1" (3.7 x 3.7)

Double glazed window to front and rear, central heating radiator, decorative coving and feature fireplace.

#### Shower Room

6'6" x 5'6" (2.0 x 1.7)

Double glazed window to rear, WC, shower, wash hand basin, central heating radiator, tiled splash backs and extractor fan.

#### Diner

11'9" x 11'9" (3.6 x 3.6)

Double glazed window to front and rear, feature fire place, stairs off to cellar and first floor accommodation.

#### Kitchen

14'9" x 8'2" (4.5 x 2.5)

Door and window to side, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob and oven, space and plumbing for washing machine, central heating radiator, combi boiler, tiled floor and splash backs.

#### Landing

Window to rear and central heating radiator.



### Bedroom One

12'1" x 12'1" (3.7 x 3.7)

Window to front, central heating radiator and feature fireplace.

### Bedroom Two

7'10" x 14'5" (2.4 x 4.4)

Window to rear and side, central heating radiator and feature fire place.

### Bedroom Three

8'6" x 11'9" (2.6 x 3.6)

Window to front, central heating radiator and cupboard off.

### Bathroom

Double glazed window to front, bath, WC, wash hand basin, central heating radiator, cupboard off, tiled splash backs and access to loft space.

### Cellar

11'9" x 12'1" (3.6 x 3.7)

### Rear Garden

Spacious plot with various outbuildings and mature growth, access to public footpath.

### Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

### Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

### Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Council Tax Band D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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