



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

83 Mount Pleasant
Kingswinford



NEATLY PRESENTED AND SPACIOUS

This well presented and spacious 3 Bedroom detached family home benefits from a generous Lounge/Diner and a South facing rear Garden, making it ideal for modern family living and entertaining.

Mount Pleasant is located off Cot Lane and enjoys a much sought after position. With well placed for important local schools in high demand, good public transport links and excellent facilities within Kingswinford.

With gas central, UPVC double glazing and comprising; Entrance Hall, Lounge/Diner, Kitchen, Landing, 3 Bedrooms (Bedroom 1 with en-suite), Bathroom, Garage and rear Garden.

OVERALL, A WELL PRESENTED FAMILY HOME IN AN IDEAL LOCATION – VIEWING IS HIGHLY RECOMMENDED!

On the ground floor, the spacious Entrance Hall has stairs to first floor, door to Cloakroom and further doors to;





3 DOUBLE BEDROOMS

The Kitchen has a range of wall and base cupboards, worktops, integrated fridge, dishwasher and oven, inset sink and drainer, gas hob with extractor fan above and a UPVC side door.

The L shaped Lounge/Diner is located at the rear and benefits from a gas fire with brick surround and sliding patio doors to rear Garden.

On the 1st floor, there is a Landing with airing cupboard, loft access and doors to;

Bedroom 1 is located at the rear and benefits from fitted wardrobes and doors to En-Suite. The En-Suite is fitted with a white suite comprising; hand basin with storage below, electric shower and vertical radiator.

There are 2 additional double Bedrooms of which both benefit from fitted sliding wardrobes.

The House Bathroom is fitted with wc, concealed hand basin, bath with electric shower head over, vertical radiator and storage.





SOUTH FACING REAR GARDEN

Externally, the South Facing rear Garden enjoys a paved patio with pergola over and lawn beyond. In addition, there is an outside water tap, side access, shrubs/planting, a further patio area and Garden shed.

The Garage currently section with Utility space, houses the Baxi boiler and has space for appliances.

To the front, there is a block paved driveway with ample off road parking.

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:

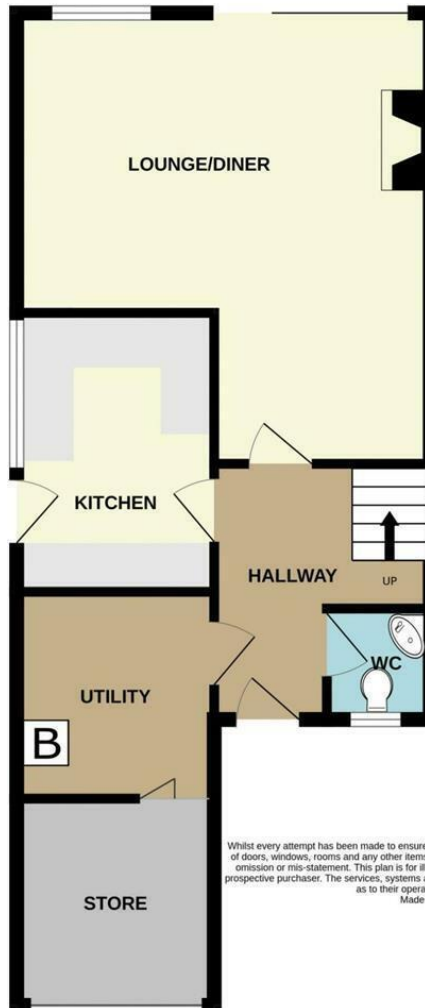




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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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 www.leeshaw.com/downloads/referral-fees.pdf

GROUND FLOOR



1ST FLOOR



Measurements:

Lounge/Diner: 5.0m x 5.5m

Kitchen: 3.3m x 2.3m

Bedroom 1: 3.3m x 3.0m

En-Suite: 3.6m x 1.6m

Bedroom 2: 6.8m x 2.3m

Bedroom 3: 6.7m x 2.6m

House Bathroom: 2.5m x 1.7m

**FLOOR
PLANS**

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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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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