



The
LEE, SHAW
Partnership

157 Mount Pleasant
Kingswinford DY6 9SS



Extended link-detached with no onward chain

This well presented, extended 3 bedroom Link-detached Family Home enjoys a much sought after position along the top part of Mount Pleasant, in this prime location off Cot Lane and is well placed for important local schools, in high demand and excellent facilities within Kingswinford.

The property offers scope to personalise and further improve but is in move in condition, ready for its next chapter, having been owned from new in the late 1960's and is available with no onward chain.

With gas central heating, double glazing and comprising: Porch, Hall, through Lounge, separate Dining Room, Kitchen, Landing, 3 Bedrooms and Bathroom. The property further benefits from a Garage, Driveway parking to the front and Rear Garden.

OVERALL, A MUCH LOVED AND LOOKED AFTER HOME – READY FOR A NEW FAMILY. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance with double glazed door and side screens, double glazed window, tiled floor and part single glazed door and screen to:

Reception Hall Having stairs to first floor with spindle balustrade and recessed below, radiator and doors to:

Through Lounge with slate tiled fireplace having hearth, wooden mantel and inset gas fire, double glazed window to front, 2 radiators and double glazed patio door to covered patio.

Separate Dining Room with double glazed doors to covered patio, radiator, shelved cupboard and opening with step to:

Breakfast Kitchen having a range of wall and base cupboards, sink and mixer tap, Belling built-in oven, Belling gas hob with integrated cooker hood over, 2 appliance spaces, Lec freestanding fridge, Bosch freestanding washing machine, table space, radiator, double glazed rear window, double glazed side window and UPVC double glazed door to covered patio and door to Garage



Sought after location, ideal for schools

The Garage has an up and over door, Potterton floor standing boiler, chest freezer, strip light and power point.

On the 1st Floor, there is a Landing with obscure double glazed side window, spindle balustrade to stairs, loft access (with the ladder), Airing cupboard (with tank) and doors to:

Bedroom 1 having double wardrobe with top cupboard, 2 further double wardrobes with top cupboards, bridging top cupboard and 2 drawer dressing table, double glazed window and radiator.

Bedroom 2 with built-in double wardrobe having top cupboard, double glazed window with distant view and radiator.

Bedroom 3 with double glazed window, double stair head wardrobe and radiator.

There is a Bathroom with a wild sage coloured suite having spa bath, pedestal basin, WC, part tiling, obscure double glazed window, radiator and X-pelair.





Viewing is highly recommended

The Rear Garden is east facing and has a covered patio area with tiled floor and steps leading off to a gently sloping lawn, pond with rockery, side and rear shrub boards, trellis with steps to corner area with shed, side access path and gate to front.

At the front, there is a low wall, shaped lawn with rockery/border and tarmac Driveway providing off-road parking.

Tenure: Freehold. Construction: brick with a pitched tiled roof and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D.





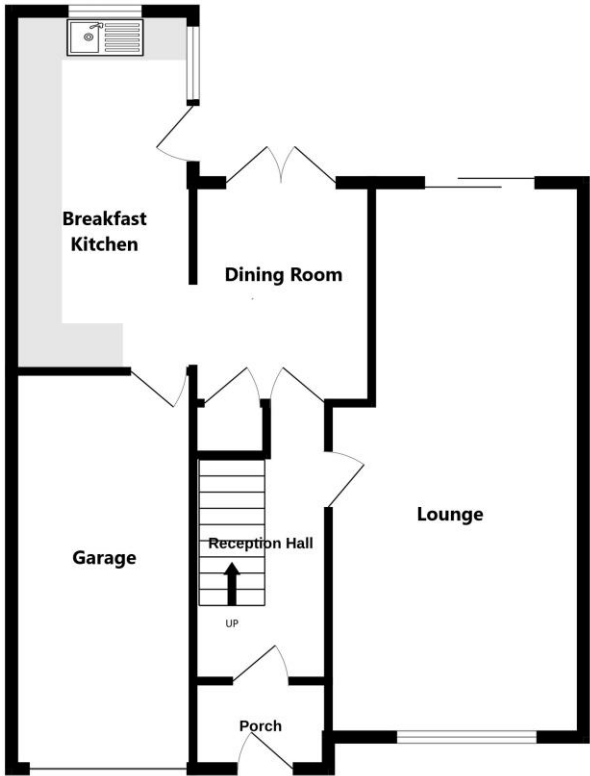
The
LEE, SHAW
Partnership

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

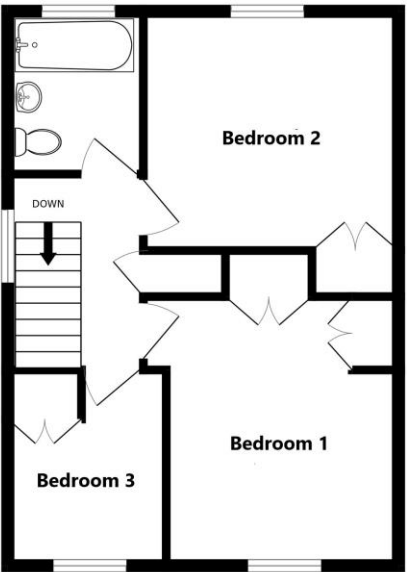


- Hall:
13'3" x 5'11" max (4.06m x 1.81m)
Lounge:
25'6" into patio x 11'4" max 9'6" min (7.78m x 3.46m & 2.90m)
Dining Room:
9'11" x 7'9" (3.02m x 2.36m)
Breakfast Kitchen:
16'4" x 7'11" (5m x 2.42m)
Garage:
7'7" x 8' (5.38m x 2.45m)
Landing
Bedroom 1:
11'8" + ward x 10'4" + recess (3.56m x 3.16m)
Bedroom 2:
11'6" x 10'2" + ward (3.50m x 3.11m)
Bedroom 3:
8'8" max x 6'11" (2.66m x 2.12m)
Bathroom:
7'2" x 5'10" (2.18m x 1.78m)

Ground Floor



1st Floor



FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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

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

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 nonrefundable 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.