



**Mount Pleasant, REDDITCH B97 4JJ**

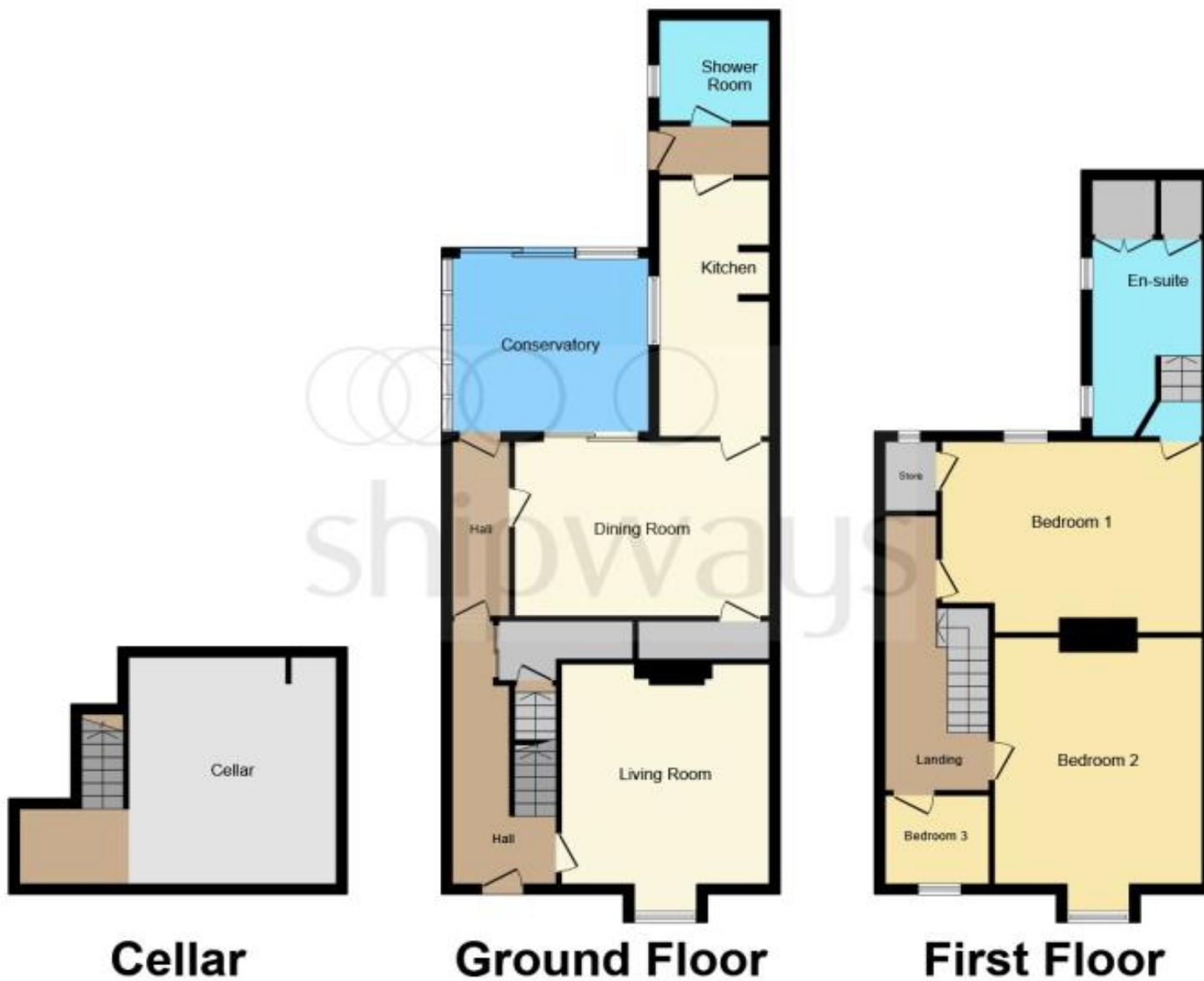


**welcome to**

**Mount Pleasant, REDDITCH**

COME AND TAKE A LOOK AT THIS PROPERTY. OFFERING SOME PERIOD FEATURES BUT HAS MODERN SOLAR PANELS, HEAT PUMP AND EXTERNAL WALL INSULATION, WITH GOOD SIZED ACCOMMODATION WITH THE BONUS OF A CELLAR. ARE YOU LOOKING FOR A GARAGE? HOW ABOUT OFF-ROAD PARKING? THIS PROPERTY HAS BOTH!! WHAT A GEM.





**Cellar**

**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Approach

Via step and gate leading up to feature archway leading up to obscure glazed door with door knocker.

### Hall

Stairs to first floor accommodation. Radiator. Sliding doors to walk in storage area and door to CELLAR. Door to inner hall with feature glazed arch and a door to the lounge

### Inner Hall

Obscure double-glazed door to rear gives access to rear garden glazed door to dining room

### Dining Room

16' 4" max x 10' 11" max into recess (4.98m max x 3.33m max into recess)

Double glazed doors to rear gives access to conservatory. Feature open fireplace with tiled back and hearth to built in storage cupboard, Obscure glazed door to kitchen

### Kitchen

15' 7" max x 7' max (4.75m max x 2.13m max )

Glazed window to side. Opening into chimney breast with stone slab at base. A range of fitted wall and base units with works over. Stainless steel sink with drainer to sides. Space for cooker, fridge freezer, dishwasher and washing machine.

### Conservatory

12' 9" max, wall to pvc x 10' 11" wall to frame (3.89m max, wall to pvc x 3.33m wall to frame)

Double glazed patio doors to rear garden. Radiator. PVC Panel to side. Wall with glazed window to internal wall.

### Inner Hall

obscure double-glazed door to side gives access to garden Door to built in storage cupboard and door to downstairs shower room

### Downstairs Shower Room

Obscure double-glazed window to side. Low level

toilet. Sink and pedestal tray, wall mount shower over. Tiling to splash prone areas. Radiator.

### Lounge

14' 8" max x 12' 11" max (4.47m max x 3.94m max)

Double glazed window to front. Cornice. Picture rail, Feature open fireplace with Tiled back and hearth with ornate fire surround. Exposed floorboards. Radiator.

### Landing

Doors off to three bedrooms. Radiator

### Bed1

16' 2" max x 13' 7" max into recess (4.93m max x 4.14m max into recess)

Double glazed window to rear. Opening into walk in storage are having a feature Apex window to rear. Radiator. Door to staircase leading down to a bathroom.

### Ensuite

Reduced ceiling height. Two obscure double-glazed windows to side. Corner bath. Vanity sink. Close coupled toilet. Radiator. Cupboard housing hot water system

### Bedroom 2

16' 2" max into chimney breast x 13' max into recess (4.93m max into chimney breast x 3.96m max into recess) Double glazed window to front. Picture rail, Exposed and stained floorboards.

### Bed 3

6' 11" x 5' 8" (2.11m x 1.73m )

Double glazed window to front

### Front Garden

Wall to front and side. Gravelled area. Shrubs and variety of plants

### Rear Garden

Laid lawn. Flower beds housing a variety of plants and shrubs bed with access to garage at rear.

### Cellar

Unable to measure at time of visit. Please make sure it meets your requirements,

### Garage

Free standing. With up and over door. Unable to measure at time of visit. Please ensure it meets your requirements.



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welcome to

## Mount Pleasant, REDDITCH

- SOLAR PANELS/HEAT PUMP
- INSULATION TO EXTERNAL WALLS
- GARAGE AND OFF ROAD PARKING
- CONSERVATORY
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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