

PTN Estates

Residential Sales & Lettings



266 Mount Pleasant, , Kingswinford, DY6 9SW

£300,000

Located in the popular area of Mount Pleasant, Kingswinford, this delightful semi-detached house offers a perfect blend of comfort and space. Built in 1968, the property spans an impressive 1,066 square feet and is set on a substantial plot, providing ample outdoor space for families and garden enthusiasts alike.

Upon entering, you are greeted by a spacious kitchen diner that flows seamlessly into an open-plan lounge and conservatory, creating a warm and inviting atmosphere. The conservatory offers a lovely view of the large tiered garden, making it an ideal spot for relaxation or entertaining guests. The well-appointed kitchen features a designated dining area, perfect for family meals.

This house boasts three generously sized bedrooms, providing plenty of room for family or guests. Additionally, there is a versatile playroom or office space, catering to the needs of modern living, whether for work or leisure. The family bathroom is conveniently located, ensuring ease of access for all.

Parking is a significant advantage of this property, with space available for up to four vehicles, making it ideal for families with multiple cars or for those who enjoy hosting visitors.

In summary, this fantastic three-bedroom semi-detached house in Mount Pleasant is a rare find, offering a spacious and flexible living environment in a desirable location. With its large garden, ample parking, and versatile living spaces, it presents an excellent opportunity for families or individuals seeking a comfortable home. Do not miss the chance to make this lovely property your own.

Approach

Set back from the road via a large block paved driveway and parking four vehicles, the driveway leads to the garage and a UPVC double glazed front door to the porch area

Porch 0.7 x 1.8

Complete with UPVC front door and Wooden door leading to the entrance hall

Entrance Hall 1.9 x 2.5

Complete with wooden front door, gas central heated radiator and ceiling light point

Kitchen 3.9 x 5.6 (widest point)

Complete with wall and floor units, two large storage cupboards, single bowl and draining board, oven gas hob and extractor fan, plumbing for washing machine and dishwasher, complementary splashback tiling, UPVC double glazed window to front elevation, two ceiling light point and gas central heated radiator

Lounge 4.8 x 3.3

Complete with UPVC double glazed windows to conservatory, ceiling light point, insert gas fire with hearth and surround and a double gas central heated radiator

Conservatory 4.5 x 2.8

Complete with wall lights, electric heating and UPVC double glazed windows and door to the rear garden

Office / Playroom 2.4 x 4.7

Complete with electric heating, two times ceiling light points and UPVC double glazed window to side elevation

First floor landing

Complete with loft access hatch, ceiling light point and storage cupboard over stairs

Bedroom 1 4.4 x 3.4 (widest point)

Complete with large sliding mirrored wardrobes, spotlights, UPVC double glazed window to rear elevation, double gas central heated radiator and media style wall with lighting

Bedroom 2 2.7 x 3

Complete with ceiling light point, gas central heated radiator and UPVC double glazed window to the front elevation

Bedroom 3 2.7 x 2.6 (widest point)

Complete with ceiling light point, UPVC double glazed window to side elevation and gas central heated radiator

Bathroom 1.9 x 1.9 (widest point)

Complete with UPVC obscure double glazed window to front elevation, fully tiled walls, three-piece white suite with power shower over bath, gas central heating radiator and ceiling light point

Garage 2.4 x 6

Complete with UPVC double glazed window into play room, strip lighting and doors to driveway

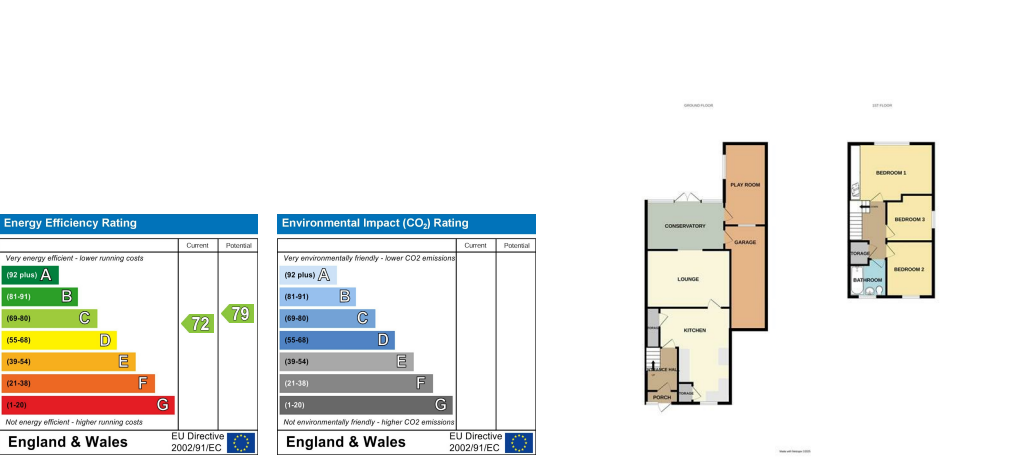
Rear Garden

Large tired rear garden with 5 separate levels, mature borders and landscaped steps, complete with fully fenced borders

Important Information

All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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Services/Disclaimer

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