



The
LEE, SHAW
Partnership

155 Mount Pleasant
Kingswinford



NO ONWARD CHAIN

This well presented, 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, UPVC double glazing and comprising: Porch, Hall, Guest Cloakroom, Lounge/Dining Room, Kitchen, Utility Room, Landing, 3 Bedrooms and refitted Shower Room. 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 part double glazed UPVC door, UPVC double glazed window, tiled floor and front door.

The Reception Hall has an open tread staircase to 1st Floor, radiator and doors leading off.

There is a Guest Cloakroom having a white WC, corner basin with tiled splash back, ladder radiator, and wall cupboard with mirror doors.





THROUGH LOUNGE & DINING ROOM

The through Lounge & Dining Room has a Lounge Area, to the front, having mantel fireplace with hearth and inset fire, UPVC double glazed bow window, radiator and wide archway to Dining Area having, radiator, rear bay with 2 UPVC double glazed windows centre doors to Garden.

The Kitchen has a range of medium oak style wall and base cupboards, worktops, sink and mixer tap, UPVC double glazed rear window, small breakfast bar, tiled floor, Cannon gas cooker with integrated cooker hood over, Pantry with shelving and door to Utility Room.

The Utility Room has base cupboards with 2 having appliance spaces behind, tall cupboard, double wall cupboard, sink and mixer tap, tiled floor, UPVC double glazed rear window, UPVC double glazed rear door to Garden and internal door to Garage.

The Garage has a manual shutter door to the front, wall and base cupboards, power points and tap.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, loft access (with ladder) door to Airing Cupboard (with Worcester gas central heating boiler) and door to 3 Bedrooms and Shower Room.

Bedroom 1 has 3 double built-in wardrobes, dressing table and linen store, 2 matching bedside drawer units, UPVC double glazed window and radiator.

Bedroom 2 has a UPVC double glazed window, radiator and built-in double wardrobe.

Bedroom 3 has a UPVC double glazed window, radiator and stair head cupboard with shelving.





OFF-ROAD PARKING

There is a refitted Shower Room having a white suite with large walk-in shower having side screen, basin with vanity cupboard below, WC, tiled walls, obscure UPVC double glazed rear window, white ladder radiator and X-pelair.

The Rear Garden has a raised paved patio, side path leading off with gate to front, steps lead off the patio to a lower lawn with borders. There is a rear tap and there is a shed and greenhouse.

At the front of the property, there is a lawn with border and low wall and tarmac driveway with block edging providing off-road parking.

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





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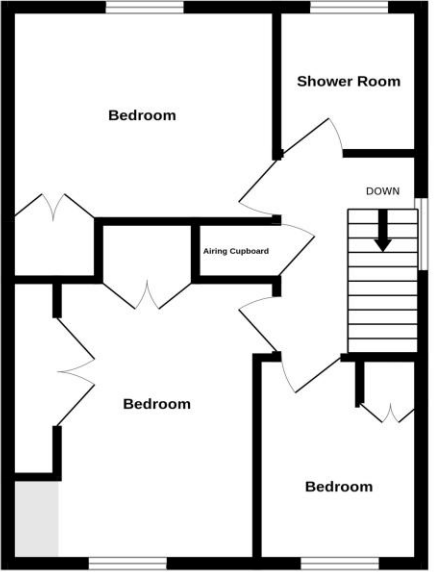
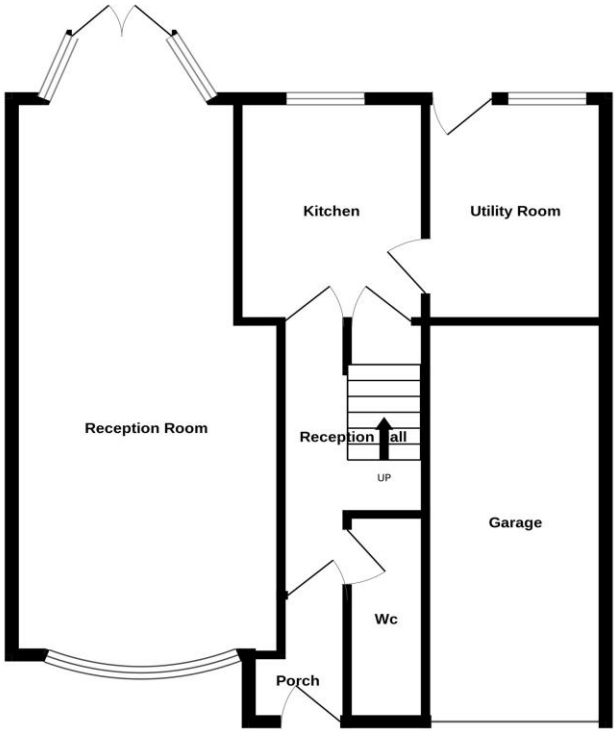
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor



MEASUREMENTS:

Porch
 Hall
 Lounge: 15'9" max x 11'3" (4.82m x 3.44m)
 Dining: 13'1" x 9'5" (4.01m x 2.89m)
 Kitchen: 9'8" x 7'8" (2.95m x 2.35m)
 Utility: 9'6" x 7'11" (2.91m x 2.43m)
 Landing
 Bedroom 1: 11'9" x 10'5" (3.59m x 3.19m)
 Bedroom 2: 11'5" x 10'2" (3.48m x 3.10m)
 Bedroom 3: 8'9" max x 6'10" (2.68m x 2.10m)
 Shower Room: 7'1" x 5'3" (2.17m x 1.62m)
 Garage: 17'4" x 8' (5.28m x 2.45m)

FLOOR PLANS

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

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VALUE. SELL. LET.

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