

# HUNTERS®

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## Mount Pleasant

Kingswinford, DY6 9SH

£310,000



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## Front of the Property

With a chipping stone driveway to front, access to rear garden, outdoor tap and double glazed door to front.

## Entrance Hall

With a double glazed door to front, doors leading to various rooms, storage cupboard, stairs leading to the first floor landing and a central heating radiator.

## Lounge

13'1" x 10'1" (4.01 x 3.09)

With a door leading from the entrance hall, double glazed bay window to front and a central heating radiator.

## Kitchen Dining Room

12'5" x 16'2" (3.80 x 4.93 )

With a door leading from the entrance hall, space for dining table, opening to a modern fitted kitchen with a range of fitted wall and base units with worksurfaces over and tiled splash back, plumbing for washing machine, stainless steel sink and drainer, integrated oven, gas hob with stainless steel cooker hood above, double glazed window to rear, recessed spotlights and a central heating radiator.

## Conservatory

7'4" x 13'3" (2.24 x 4.05)

With a double glazed sliding door leading from the dining area, double glazed french doors to garden and double glazed windows to side and rear.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access, double glazed window to side and storage cupboard.

## Bedroom One

13'7" x 10'2" (4.15 x 3.11)

With a door leading from the landing, double glazed bay window to front and a central heating radiator.

## Bedroom Two

12'0" x 8'11" (3.66 x 2.72 )

With a door leading from the entrance hall, double glazed window to rear and a central heating radiator.

## Bedroom Three

8'5" x 7'0" (2.59 x 2.15 )

With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bathroom

6'1" x 5'7" (1.87 x 1.71)

With a door leading from the landing, part tiled walls, bath with waterfall shower over, WC, wash hand basin, double glazed window to front, extractor fan and a chrome heated towel rail.

## Garage

23'9" x 8'6" (7.25 x 2.61)

With an up and over door leading from the garden, windows to side and door to garden.

## Garden

With double glazed french doors leading from the conservatory, patio area, up and over to garage, lawn beyond and garden shed.



Road Map



Hybrid Map



Terrain Map



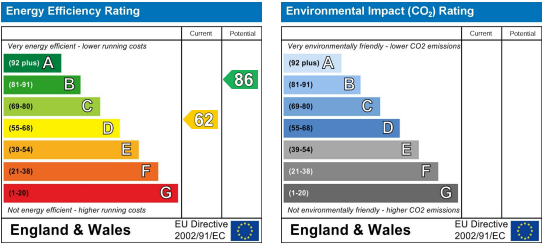
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.