

# HUNTERS®

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## Mount Pleasant

Kingswinford, DY6 9SW



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£360,000



## Front of The Property

To the front of the property there is a large block paved driveway providing ample off road parking, decorative chipping stones, low-level wall with decorative wrought iron railings, outside lighting, roller shutter garage door and gated side access leading to rear garden.

## Entrance Hall

With a double glazed door leading from the side of the property and doors to various rooms.

## Lounge

22'7" x 11'1" max (6.9 x 3.4 max)

With a door leading from entrance hall, feature fire place with electric fire, comfortable space for seating, double glazed bay window to front and further double glazed window to side and a central heating radiator.

## Kitchen Breakfast Room

11'1" x 7'6" (3.4 x 2.3)

With doors leading from entrance and inner halls and open to dining room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, space for cooker, integrated fridge freezer, double glazed window to side and a central heating radiator.

## Dining Room

11'9" x 11'1" (3.6 x 3.4)

Open from the kitchen breakfast room, feature fire place with electric fire, space for dining table, double glazed french doors leading to rear garden and a central heating radiator.

## Inner Hall

With doors leading from various rooms, stairs to first floor landing, space for cloaks, double glazed windows to side and a central heating radiator.

## Bedroom Two

9'10" x 9'2" (3 x 2.8)

With a door leading from inner hall, fitted wardrobes, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from inner hall, double walk-in shower, WC, wash hand basin, tiled walls, storage cupboard housing central heating boiler, double glazed window to side and a central heating radiator.

## Landing

With stairs leading from inner hall and door leading to bedroom.

## Bedroom One

14'5" x 12'5" (4.4 x 3.8)

With a door leading from upper landing, fitted wardrobes, eaves storage, double glazed windows to rear and two central heating radiators.

## Garage

19'8" x 8'2" (6 x 2.5)

With roller shutter door leading from the front of the property, plumbing for washing machine, space for other appliances, light and power.

## Garden

With double glazed french doors leading from dining room to a covered patio seating area, steps leading up to well maintained lawn, mature shrub borders, shed and elevated seating area.



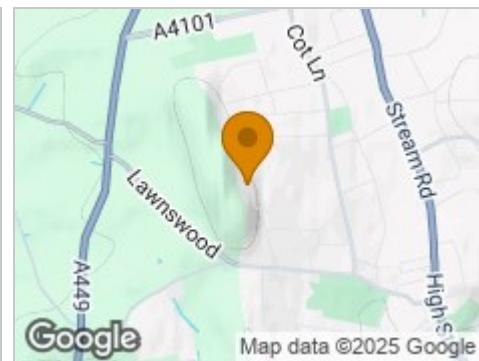
## Road Map



## Hybrid Map



## Terrain Map



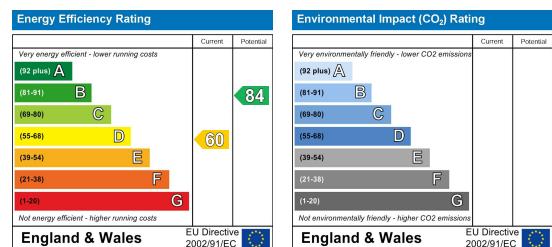
## Floor Plan



## 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.