

# HUNTERS®

HERE TO GET *you* THERE



## Mount Pleasant

Kingswinford, DY6 9SH



# Mount Pleasant

Kingswinford, DY6 9SH

£315,000



## Front Of The Property

To the front of the property there is a tarmac driveway, up and over door leading to garage, double glazed door leading to the entrance hall and gate to side providing access to the rear garden.

## Entrance Hall

With a double glazed door to front, doors leading to various rooms, under stairs storage, stairs leading to the first floor landing, glass balustrade, recessed spotlights, tiled floor and central heating radiator.

## Lounge

8'9" x 10'11" (2.69 x 3.33)

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

## Kitchen Diner

12'4" x 15'5" (3.78 x 4.7)

With a door leading from the entrance hall, fitted with a range of shaker-style matching wall and base units complimentary Quartz worksurfaces, integrated fridge freezer, dishwasher, double microwave oven, electric hob with extractor above, Belfast sink with hot water filtered tap, parquet style flooring, feature electric fire with decorative beam, space for dining table, double glazed french doors leading to garden, recessed spotlights and central heating radiator.

## Landing

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

## Bedroom One

12'4" x 15'5" (3.78 x 4.7)

With a door leading from the first floor landing, fitted wardrobes, panelling, double glazed window to rear, recessed spotlights and central heating radiator.

## Bedroom Two

7'10" x 9'6" (2.41 x 2.92)

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

## Bedroom Three

6'5" x 3'10" (1.98 x 1.18)

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

## Bathroom

With a door leading from the landing, WC, wash hand basin set into vanity unit, free standing bath, walk in shower cubicle with waterfall shower head, tiled floors and walls, extractor fan, chrome heated towel rail, recessed spotlights and double glazed window to side.

## Garden

With double glazed french doors from leading from the kitchen diner this large garden is mostly laid to lawn with mature shrub borders and gated side access leading to the front of the property.

## Garage

With an up and over door to front, access from the entrance hall, plumbing for washing machine, space for dryer and wall mounted central heating boiler.



## Road Map



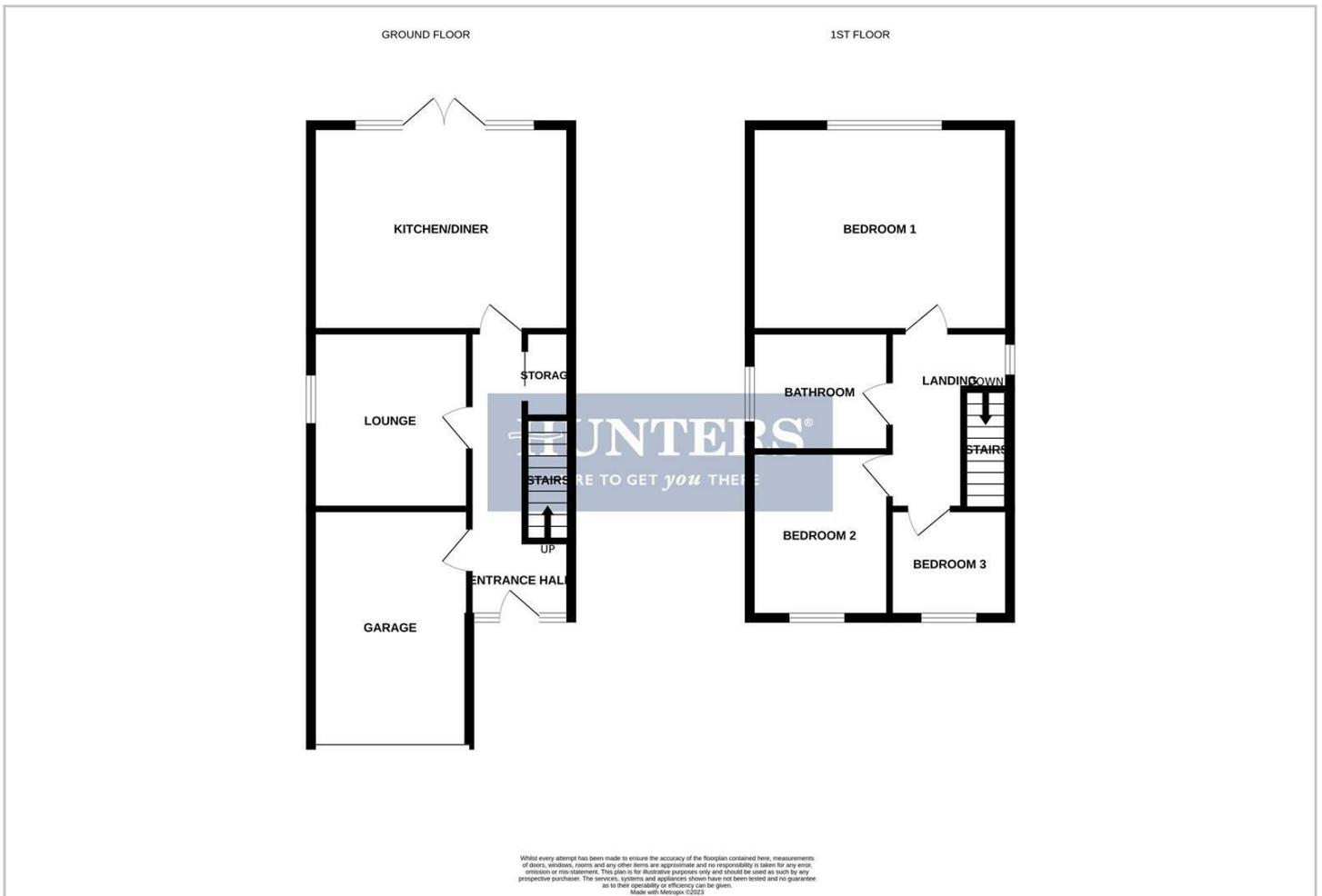
## Hybrid Map



## Terrain Map



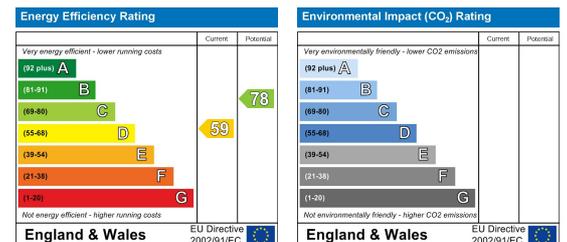
## Floor Plan



## 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.