

7 Mount Pleasant,
Kingswinford DY6 9TG

Guide Price £230,000

Grove.

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7 Mount Pleasant

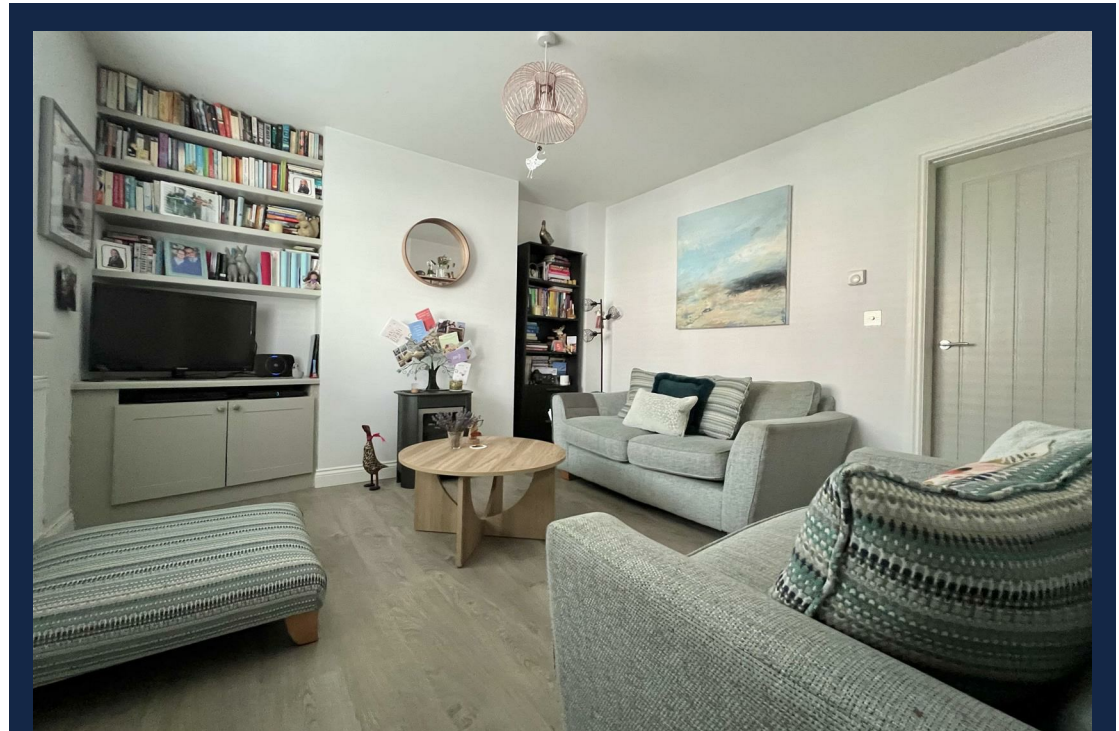
Located on Mount Pleasant, Kingswinford, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively.

Situated in a friendly neighbourhood, this home benefits from local amenities and transport links, providing easy access to the surrounding areas. Whether you are looking to enjoy the tranquillity of suburban living or the vibrancy of nearby towns, this location offers the best of both worlds.

This terraced house in Mount Pleasant is a wonderful opportunity for anyone looking to settle in to Kingswinford. With its two bedrooms, inviting reception room, and practical bathroom, it is a property that promises comfort and convenience.

To arrange a viewing, please contact our Hagley branch.





Approach

Approached gate with covered weather porch.

Entry Hall

With central heating radiator, wood effect flooring and stairs to the first floor landing. Door leads through into:

Living Room 13'1" max x 11'9" max (4.0 max x 3.6 max)

With double glazing window to front, central heating radiator and wood effect flooring. Door leads through into the kitchen diner.

Kitchen Diner 16'8" max 10'2" min x 17'8" max 6'2" min (5.1 max 3.1 min x 5.4 max 1.9 min)

With double glazing window and French doors to rear, tiled flooring and two central heating radiators. Featuring various fitted wall and base units with breakfast bar and worksurface over, sink with drainage and four ring hob with extractor fan overhead. There are various integrated appliances such as a Neff cooker, dishwasher and fridge freezer and there is ample space for a dining table and chairs. Doors lead to the w.c. and utility and there is a large understairs store cupboard.

Utility

With tiled flooring, fitted wall and base units with worksurface over, sink with drainage and space and plumbing for white goods.

W.C.

With tiled flooring, w.c. and fitted vanity sink with tiled splashback.

First Floor Landing

With central heating radiator, access to the loft via hatch and doors leading to:

Bedroom One 13'5" max 8'10" max (4.1 max 2.7 max)

With double glazing window to front, central heating radiator and large store cupboard.

Bedroom Two 10'9" max 4'11" min x 10'2" max 5'10" min (3.3 max 1.5 min x 3.1 max 1.8 min)

With double glazing window to rear, central heating radiator and fitted desk area with cupboards overhead.



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Bathroom

With obscured double glazing window to rear, chrome towel radiator and tiling to floor and walls. There is a low level w.c., floating vanity unit with sink and fitted bath with hand held shower and drench head over.

Garden

With paved patio area, steps up to lawn with mature planter beds and established borders with fence panels.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is B.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.



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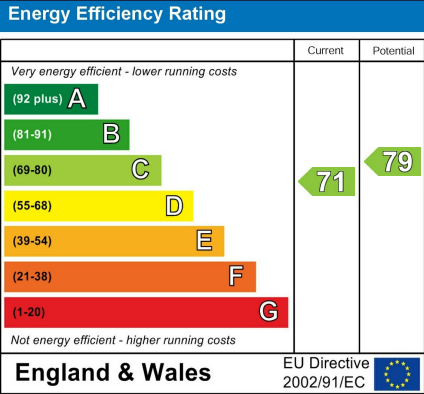
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

- Monday – Thursday 9.00AM to 5.30PM.
- Friday 9.00AM – 5.00PM.
- Saturday 9.00AM – 1.00PM.



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