

AP MORGAN



**Mount Pleasant, Kingswinford, West Midlands**  
Offers in excess of £475,000

**Features:**

- Fantastic detached family home
- Four spacious bedrooms
- Generous sized lounge and reception room
- Dining room and well-fit kitchen
- Study, cellar, sun-room and utility spaces
- Well-presented rear garden
- On-road parking
- Local to well-regarded schools, shops and amenities

**Description:**

Welcoming you to this well-presented detached family home offering four spacious bedrooms, two generously sized reception rooms, a well-fit kitchen, a sun-room and utility room, a handy study, cellar space, and ample on-road parking to the front and side. This property is situated in Kingswinford, close to well-regarded schools, shops, and local amenities.

On arrival, the property offers on-road parking to the front and side, along with a large lawn bordered by shrubbery, adding life and greenery to the frontage. To the right-hand side are steps leading up to the entrance.

Upon entry, the ground floor opens into a porch offering space for coat and shoe storage, leading into the hallway with stairs rising to the first floor. To the right is the lounge, a great space for relaxation featuring a stunning log burner and a bay window allowing plenty of natural light to flow through. The lounge also provides access down to the cellar, currently used as a craft room, with potential to use as an office space or playroom. Leading from the lounge is the dining room, offering space for a family dining table and French doors opening onto the rear garden. This flows into the kitchen, an extensive space comprising ample storage and worktop space, an integrated oven, electric hob with extractor hood, and space for freestanding appliances. The kitchen leads into a sun-room fitted with worktop space and a built-in cupboard, with a door providing access to the rear garden. This is followed by a utility room with additional worktop space and room for utility appliances, along with a WC fitted with a toilet, wash basin, and storage space.

Returning to the left-hand side of the hallway brings you to the study, a great space for a large desk and storage units, with windows on both sides creating a bright and airy atmosphere. Also on this side is the secondary lounge, another perfect place for relaxation and family entertainment with sliding doors opening onto the rear garden.

The first floor opens onto the landing. To the left is the master bedroom, a generous space offering comfort, built-in wardrobes, and an en-suite fitted with a toilet, wash basin, and shower cubicle. Next door is the fourth bedroom, a generous single room with space for storage.

On the other side of the hallway is the second bedroom, another spacious double with a fitted storage cupboard, and the third bedroom, also a double with storage space. There is also an airing cupboard on the landing and the family bathroom, fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden initially opens onto a patio area, ideal for outdoor furniture and dining, with steps leading up to the lawn — a great space for family enjoyment during the warmer months. There is another patio at the top with additional space for outdoor furniture, also a spacious shed fitted with power, ideal for garden storage or use as a workshop. The side of the garden offers a gate providing access to the road alongside the property, with potential to convert back to its original carport space.

Situated in Kingswinford, this property is ideally located for families, with well-regarded local schools, excellent road links to Kidderminster and Stourbridge, and public transport with bus routes passing by the property.

**Details:**

**Porch**

**Hall**

**Lounge** 10'11" x 12'5" (3.33m x 3.78m)

**Dining Room** 12' x 7'10" (3.66m x 2.4m)

**Kitchen** 19'11" x 7'3" (6.07m x 2.2m)

**Sun-room** 8'3" x 7'3" (2.51m x 2.2m)

**Utility Room** 8'9" x 7'3" (2.67m x 2.2m)

**WC** 8'3" x 0.89 (2.51m x 0.89)

**Study** 10'11" x 10'5" (3.33m x 3.18m)

**Reception Room** 23'7" x 9'3" (7.2m x 2.82m)

**Landing**

**Master Bedroom** 19'9" x 9'6" (6.02m x 2.9m)

**En-suite** 3'5" x 9'3" (1.04m x 2.82m)

**Bedroom Two** 10'10" x 12'5" (3.3m x 3.78m)

**Bedroom Three** 19'11" x 7'7" (6.07m x 2.3m)

**Bedroom Four** 7'7" x 11'10" (2.3m x 3.6m)

**Bathroom** 8'9" x 7'10" (2.67m x 2.4m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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## Need a mortgage?

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