

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.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

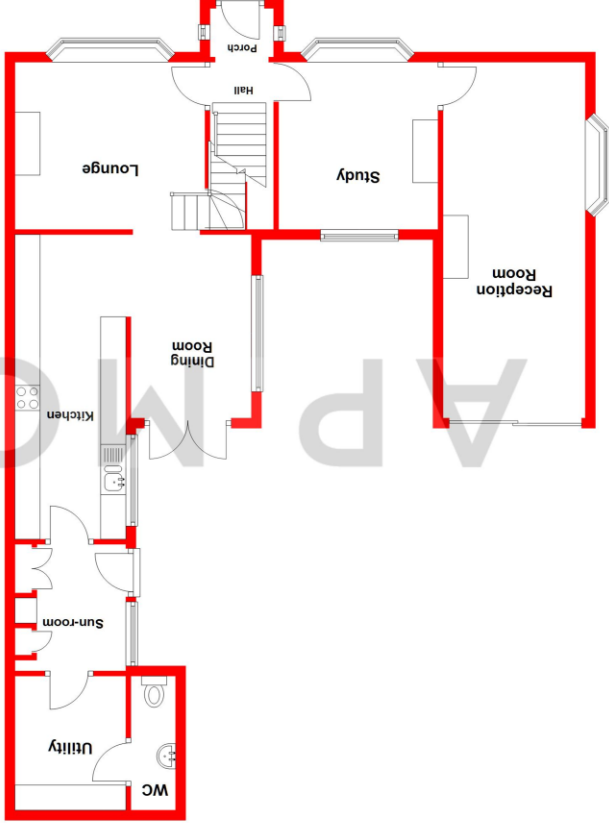
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

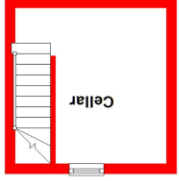
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

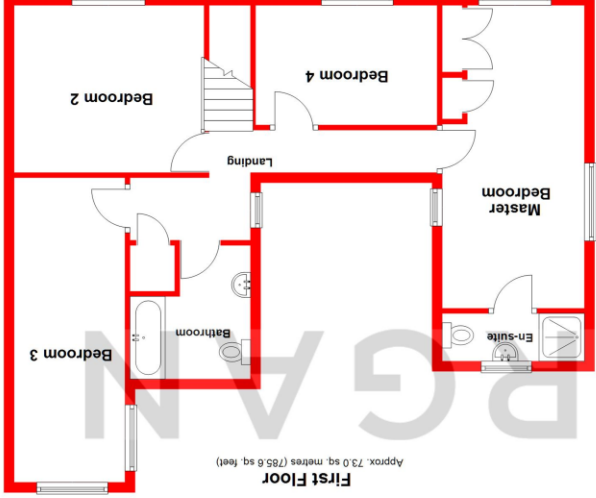
Ground Floor
Approx. 86.8 sq. metres (933.8 sq. feet)



Basement
Approx. 8.3 sq. metres (100.4 sq. feet)



First Floor
Approx. 73.0 sq. metres (785.6 sq. feet)



Total area: approx. 169.1 sq. metres (1819.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanItUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.