



143 Mount Pleasant
KINGSWINFORD, DY6 9SS



Taylor's

143 Mount Pleasant KINGSWINFORD

Price: £176,500 - No Upward Chain

Superbly located within this highly sought after address and enjoying a pleasant open rear aspect, this **EXTENDED MODERN SEMI DETACHED BUNGALOW** offers an enlarged layout which requires updating and provides **FANTASTIC POTENTIAL FOR IMPROVEMENT/PERSONALISATION** together with **TWO GOOD SIZE BEDROOMS** and an attractively landscaped low maintenance rear garden.

Mount Pleasant forms one of the area's most popular addresses and is very well placed for local amenities, including local shops and regular public transport services. The centre of Kingswinford is only a short distance away and provides a wider selection of shops, restaurants and other amenities.

Available for sale with **NO UPWARD CHAIN**, the accommodation includes **GAS CENTRAL HEATING, DOUBLE GLAZING** and is described in more detail as follows:

THE ACCOMMODATION

The **CANOPY PORCH** shelters the patterned glazed wooden front door, which opens to:

RECEPTION HALL

With radiator, doors to bedroom one, bedroom two, shower room and a further door to:

LOUNGE 15'1" x 11'6"

Having a double glazed window enjoying a view to the rear garden and the pleasant open rear aspect beyond, having a gas fire with feature fireplace surround, radiator and door to:

EXTENDED KITCHEN 17'0" x 8'6" (max measurements)

Appointed with a range of 'light' coloured units with surmounted rolled edge work surfaces, incorporating a stainless steel sink/drain unit with mixer tap, integrated stainless steel gas hob, integrated 'Indesit' oven, recess and plumbing for a washing machine, recess for a fridge, base cupboard/drawer storage space and wall mounted cupboards. Overall with ample space for dining furniture, radiator, double glazed window to the side/front of the property, double glazed window to the side/rear of the property,

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

TENURE

The vendors advise the property is **FREEHOLD**. Taylor's would stress that they have **NOT** checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylor's have **NOT** tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose.





modern 'Worcester Bosch' central heating boiler and uPVC woodgrain style double glazed door with uPVC woodgrain style double glazed windows upon either side to the rear garden.

BEDROOM ONE 12'4" x 10'0" (max measurements)

Having a double glazed window to the front and a radiator.

BEDROOM TWO 8'11" x 8'2"

With a double glazed window to the front and a radiator.

ATTRACTIVELY REAPPOINTED SHOWER ROOM 7'5" x 5'11"

Appointed with a 'classic white' suite, including a shower cubicle with fitted 'Triton' shower with full height tiling to the surrounds, white high gloss finish vanity unit with inset wash basin with single lever mixer tap, push button flush WC, radiator, full height tiling to the walls, tiled floor, loft access hatch, useful linen cupboards and a patterned double glazed window to the side of the property.

OUTSIDE

The property is set back from the road beyond a small, raised low maintenance pebbled fore-garden together with a GOOD SIZED TARMAC DRIVEWAY which extends to the side of the property providing access to:

GARAGE 19'2" x 7'9"

Entered via an up and over door, having light points, power points, window to the rear, window to the side and a glazed door to:

ATTRACTIVELY LANDSCAPED LOW MAINTENANCE REAR GARDEN

Also accessed via a gate to the side of the property, the garden comprises of an initial paved/pebbled patio with shallow steps descending to a slightly lower good sized pebbled area to the rear with a useful timber shed and overall enjoying a pleasant open rear aspect.



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The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

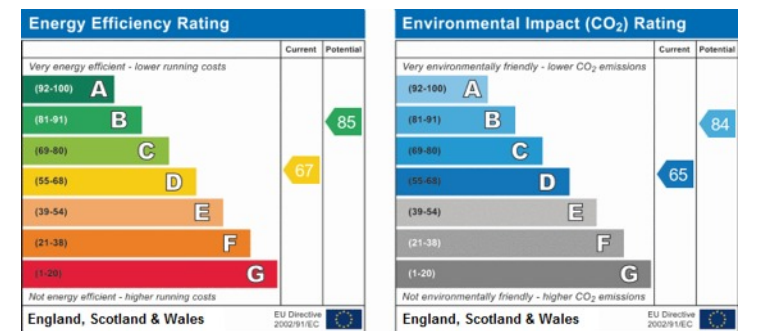
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

PLANNING PERMISSION / BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge. **TAKS**

MISREPRESENTATION ACT 1967
 These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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