



Kingswinford

116 Mount Pleasant,  
West Midlands, DY6 9SH

**ANDREW COLE**  
ESTATES



# Kingswinford,

## £285,000

116 Mount Pleasant,  
West Midlands, DY6 9SH

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A rare opportunity within this well favoured residential area to purchase a beautifully presented family home which is a perfect example of a traditional property, enhanced by the current owners to create a most comfortable and visually appealing space.

A delightful reception hall with internal doors, accented by original stained glass, provides access to a beautiful through lounge and dining area and, in turn, a rear conservatory. Additionally, a kitchen is approached from the hall which is a good working space enlarged by incorporating an under stairs area.

The staircase leads to the first floor which presents three excellent bedrooms, all individually complimented by tasteful decoration and a re-fitted bathroom. Outside, the gravel driveway extends alongside the property to a large secure storage area which has been, in part, adapted to create an outdoor covered seating space with elevated views over the mature gardens. A lovely summer







house is another feature before descending onto extensive lawns, a truly superb adventure playground for young children. An opportunity not to be missed and viewing is essential to appreciate this delightful family home which has been so thoughtfully improved and now has an interior with a touch of class presented in a traditional 1930's style.

Perfectly situated for Glynne Primary and Summerhill Secondary schools, walks to countryside and Ridge Hill woods. Viewing of this very rare type and class of property is essential in order to avoid disappointment.

EPC: C71

Council Tax: Band C with Dudley MBC

#### GROUND FLOOR

ENTRANCE HALL

THROUGH LOUNGE/DINING AREA  
27' 0" x 10' 10" (8.22m x 3.30m)

CONSERVATORY  
9' 2" x 8' 2" (2.79m x 2.49m)

KITCHEN (REAR)  
11' 5" x 5' 6" (3.48m x 1.68m)

#### FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)  
13' 6" x 10' 1" (4.11m x 3.07m)





BEDROOM NO. 2 (REAR)  
12' 0" x 8' 5" (3.65m x 2.56m)

BEDROOM NO. 3 (REAR)  
8' 7" x 7' 1" (2.61m x 2.16m)

RE-FITTED BATHROOM  
6' 2" x 5' 6" (1.88m x 1.68m)

GARDEN ROOM and SUMMERHOUSE

EXTENSIVE REAR GARDENS

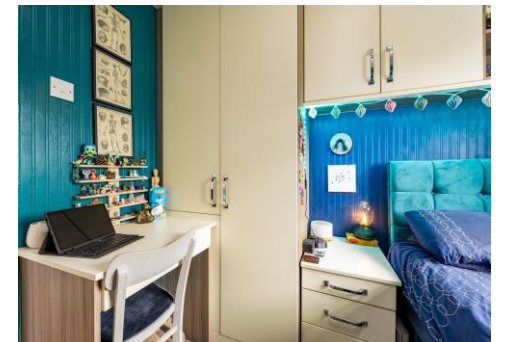


**THINKING OF SELLING?**

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

**OPENING HOURS**

Monday: Friday: 09:00 - 17:30  
Saturday: 09:00 - 13:00

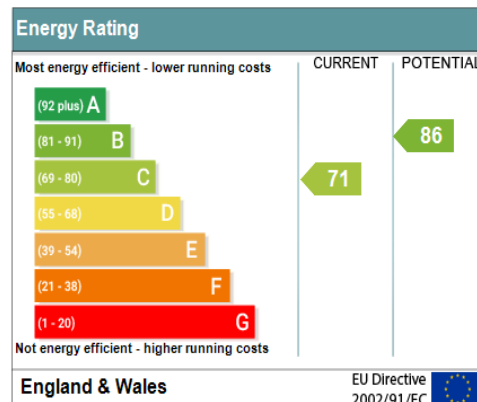








Address: 116 Mount Pleasant, KINGSWINFORD, DY6 9SH  
 RRN: 0360-2139-7390-2474-2451



**SERVICES**

We are advised that mains electricity, water, gas and drainage are available.

**TENURE**

We advised that the property is Freehold.

**VIEWING**

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

**MEETING THE REQUIREMENTS**

**IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

**TENURE**

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

**PLANNING PERMISSIONS / BUILDING REGULATIONS**

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

