



Kingswinford

181 Mount Pleasant,
West Midlands, DY6 9SP

ANDREW COLE
ESTATES

Kingswinford,

£285,000

181 Mount Pleasant,
West Midlands, DY6 9SP

This extended detached bungalow enjoys a great position in a quiet and select residential area.

Standing behind a good sized driveway and neatly kept fore garden. The property projects an attractive frontage with side garage.

At the rear there are very well maintained gardens with enviable privacy and a useful outbuilding.

Internally the gas centrally heated accommodation has been very well maintained with a re-fitted shower room, two well proportioned bedrooms and extended lounge, a separate dining room which can be divided from the sitting room when necessary and having views over surrounding area.

The property represents an excellent opportunity and must be viewed to be appreciated.

Being marketed with NO UPWARD CHAIN.

EPC: E47

Council tax: Band D with Dudley MBC





GROUND FLOOR

ENTRANCE HALL

KITCHEN (REAR)

9' 8" x 9' 3" (2.94m x 2.82m)

LOUNGE (REAR)

18' 1" x 10' 3" (5.51m x 3.12m)

DINING ROOM (REAR)

13' 5" x 8' 8" (4.09m x 2.64m)

With lovely views over surrounding area

BEDROOM NO. 1 (FRONT)

13' 5" x 10' 3" (4.09m x 3.12m)

BEDROOM NO. 2 (FRONT)

10' 4" x 9' 2" (3.15m x 2.79m)

RE-FITTED SHOWER ROOM (SIDE)

7' 3" x 7' 2" (2.21m x 2.18m)

OUTSIDE

OUTBUILDING

GARAGE

DRIVEWAY

Extending alongside the property to the garage

GARDENS

Having neatly kept front and 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



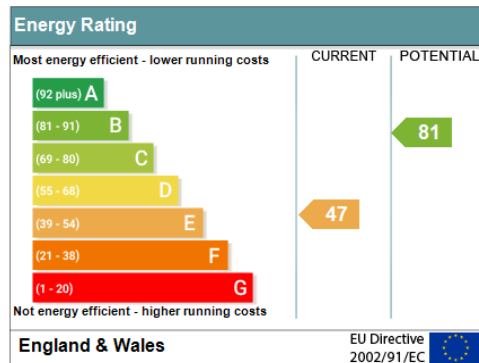


GROUND FLOOR



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.
Made with floorplan 12/2023

Address: 181 Mount Pleasant, KINGSWINFORD, DY6 9SP
RRN: 1637-2021-9300-0929-0292



SERVICES

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

TENURE

We are 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.

