

# PTN Estates

Residential Sales & Lettings



236 Mount Pleasant, , Kingswinford, DY6 9SN

£550,000

Situated in the highly desirable Mount Pleasant area of Kingswinford, this impressive four-bedroom detached family home offers spacious and versatile accommodation, a superb landscaped rear garden and excellent off-road parking.

The property boasts four generous double bedrooms, including a principal bedroom with ensuite shower room, together with a well-appointed family bathroom.

To the ground floor, there is a welcoming lounge, separate dining room/second sitting room and an impressive fitted dining kitchen opening into a family area, creating a fantastic space for both everyday family life and entertaining. A separate utility room and ground floor WC add further practicality.

Externally, the property continues to impress with an extensive landscaped rear garden backing onto a peaceful woodland pathway, providing an attractive and private setting. To the front is a large driveway offering ample parking, together with a garage and carport.

Further benefits include gas central heating and UPVC double glazing.

A spacious and beautifully positioned family home offering flexible living accommodation, generous bedrooms and an exceptional rear garden. Early viewing is highly recommended.

**Porch**  
Glass porch leads to wood and stained glass front door into hallway

**Hallway 4.56 x 2.10**  
Impressive hallway, ceiling light point, two useful storage cupboards, oak flooring, gas central heating radiator, doors off to ground floor rooms and stairs to first floor

**Lounge 5.26 x 3.75**  
Log burner, ceiling light point, gas central heating radiator, upvc double glazed doors and window to the rear garden

**Dining Room / Sitting Room 3.55 x 4.66 (max)**  
Ceiling light point, gas central heating radiator, upvc double glazed window to the rear elevation

**Kitchen Diner / Family Room 9.17 x 3.76**  
Cream shaker styled wall and base units, rolled edge work tops, cream sink unit, Neff double oven, gas hob and extractor, breakfast bar, inset spotlights dining area and ceiling light point in dining, tiled floor, two gas central heating radiators, upvc double glazed windows to front and side elevation and double glazed door to the rear, door to utility

**Utility 1.94 x 2.65**  
Stainless steel sink unit, plumbing for washing machine and recess for dryer, tiled floor, inset spotlights, wall mounted Worcester boiler, Upvc double glazed window to the side elevation, storage cupboard

**Ground Floor WC 2.0 x 1.06**  
Low flush wc, wash hand basin in vanity unit, gas central heating radiator, ceiling light point, tiled floor

**Landing**  
Double French doors with Juliette Balcony over look the rear gardens, two ceiling light points, storage cupboards and doors off to the four bedrooms and family bathroom

**Bedroom One 3.47 (into wardrobes) x 4.33**  
Built in wardrobes, ceiling light point, gas central heating radiator and door off to en-suite

**En-suite 2.61 x 1.57**  
Corner shower cubicle, low flush wc, wash hand basin in vanity unit, inset spotlights, chrome heated towel radiator, tiled floor, upvc double glazed window

**Bedroom Two 5.28 x 2.98**  
Upvc double glazed window to front elevation, gas central heating radiator and ceiling light point

**Bedroom Three 3.88 x 3.80**  
Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

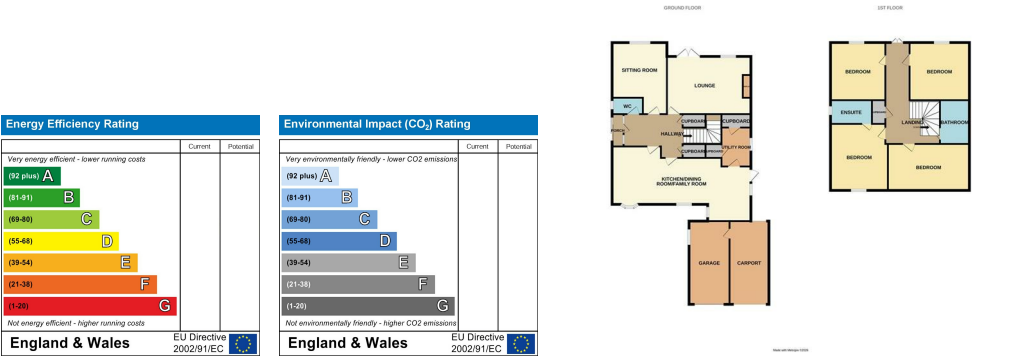
**Bedroom Four 3.52 x 3.78**  
Upvc double glazed window to the rear elevation, ceiling light point and gas central heating radiator

**Bathroom 1.94 x 2.89**  
Bath with shower over, low flush w.c, wash hand basin, tiled floor, inset spotlights, chrome heated towel radiator

**Garage 2.63 x 5.42**  
Up and over door, ceiling light point, window to the side elevation, power points, loft storage

**Carport**  
Gated with light point

**Rear Garden**  
Paved patio, lawns with mature borders, shed and summer house rear gated access to the woodland



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.