

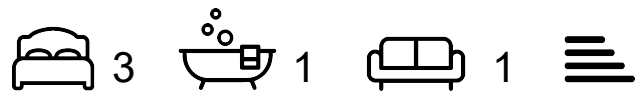
HUNTERS®

HERE TO GET *you* THERE



Hamilton Drive

Stourbridge, DY8 5EX



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Offers Around £275,000



Front of The Property

To the front of the property is a block paved driveway with mature planted shrub borders, decorative chipping stones, double glazed french doors leading to sitting room/ office and double glazed door to entrance hall.

Entrance Hall

9'10" x 5'6" max (3 x 1.7 max)

With a double glazed door leading from the front of the property, stairs to first floor landing, door to lounge diner, double glazed window to side and a central heating radiator.

Lounge Diner

21'7" x 11'5" max (6.6 x 3.5 max)

With a door leading from the entrance hall and kitchen, feature fire place with fitted gas fire and marble hearth, space for dining table, double glazed patio doors leading to rear, double glazed bow window to front and a central heating radiator.

Kitchen

15'8" 7'10" (4.8 2.4)

With a door leading from the lounge diner and utility, fitted with a range of matching wall and base units, worksurfaces with tiled splashbacks, stainless steel sink and drainer, integrated oven, electric hob, stainless steel cooker hood over, space for dishwasher, fridge freezer and other appliances, pantry, tiled floor, double glazed windows and door to garden and a central heating radiator.

Utility

7'10" x 4'3" (2.4 x 1.3)

With a door leading from the kitchen, sitting room/ office and cloakroom, plumbing for washing machine, wall cupboards with worksurface, plumbing for washing machine, space for tumble dryer and tiled floor.

Cloakroom

With a door leading from the utility, WC, wash hand basin and tiled splashback.

Living Room/ Study

9'6" x 7'10" (2.9 x 2.4)

With a door leading from the utility, double glazed window and doors to front.

Landing

With stairs leading from the entrance hall, doors to various rooms, loft access, storage cupboard housing central heating boiler and double glazed window to side.

Bedroom One

10'2" x 9'2" (3.1 x 2.8)

With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Two

10'9" x 9'2" (3.3 x 2.8)

With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Three

7'10" x 6'7" (2.4 x 2.01)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bathroom

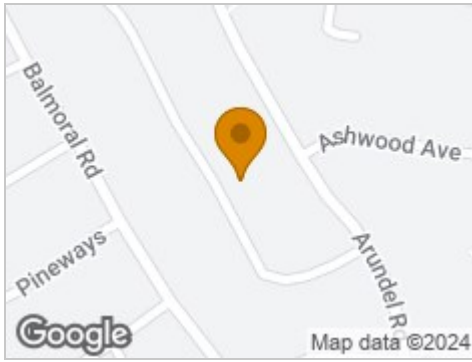
With a door leading from the landing, bath, shower over, shower screen, WC, wash hand basin, tiled walls, double glazed window to side and a central heating towel rail.

Garden

With a double glazed door leading from the kitchen, decked seating area, well maintained lawn, planted shrub borders, decorative chipping stones and garden shed.



Road Map



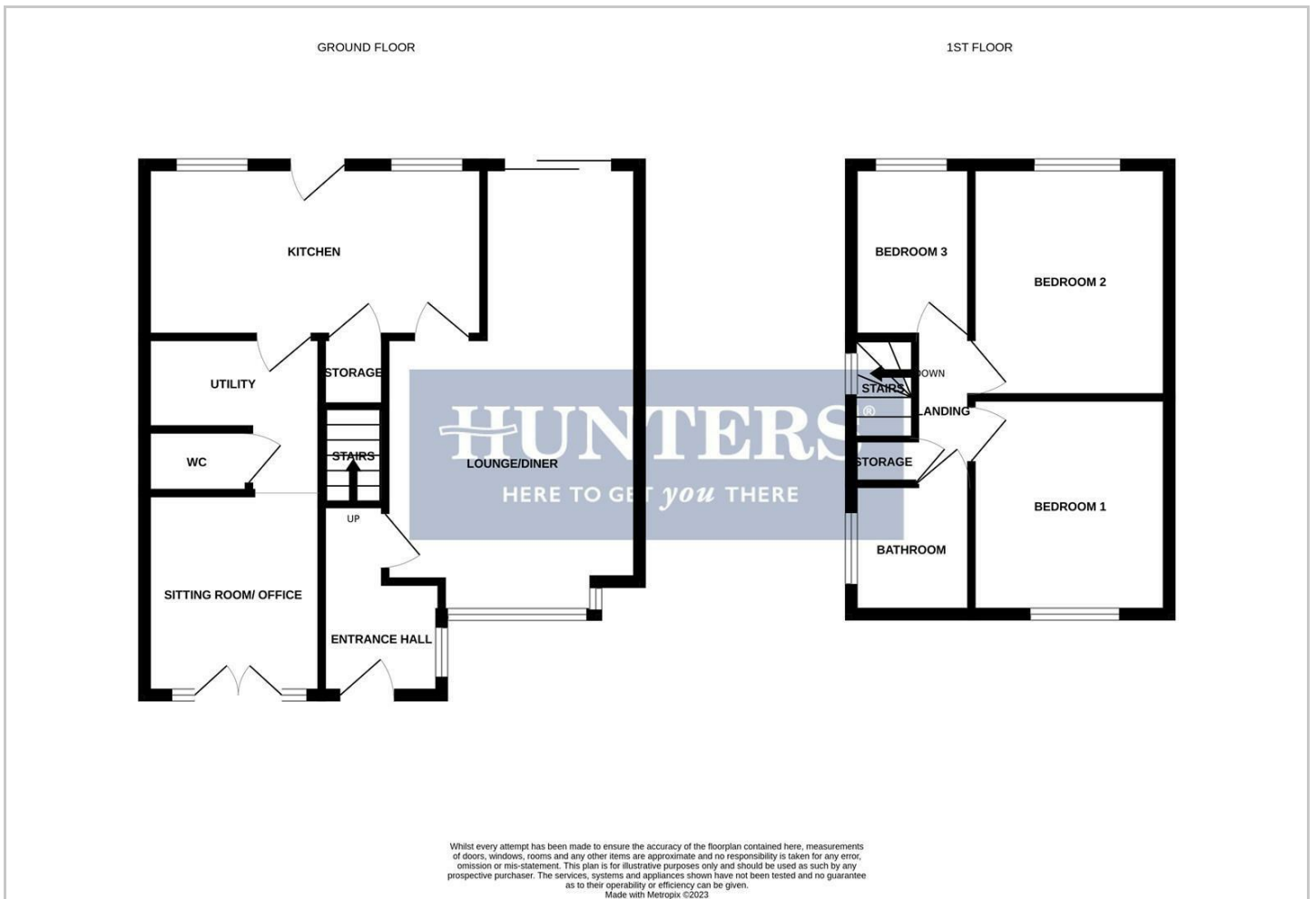
Hybrid Map



Terrain Map



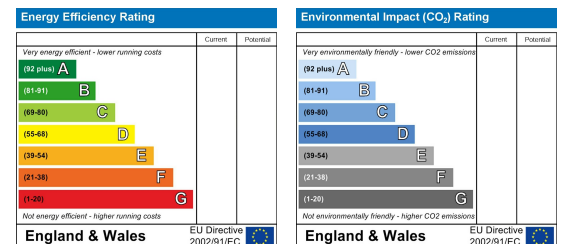
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.