



## Dudley

4 Hamilton Close,  
West Midlands, DY3 3LU

**ANDREW COLE**  
ESTATES

# Dudley, £325,000

4 Hamilton Close,  
West Midlands, DY3 3LU

---

A rare opportunity within a small and select cul-de-sac off Gospel End Road, located in a lovely location just minutes from Sedgley and a short drive to Penn and Himley.

Internally, the gas centrally heated accommodation has been maintained to a high standard benefitting from a large family bathroom with bath and separate shower, three generous bedrooms, lounge, dining room and kitchen.

The property is approached over a double width driveway with access to garage and has easily maintained level gardens, central heating and PVCu double glazing. Offering excellent local schools, a quiet situation and NO UPWARD CHAIN, an early viewing is essential in order to avoid disappointment and fully appreciate this rare opportunity.

EPC: TBC

Council tax is Band D with  
Dudley MBC

GROUND FLOOR

ENTRANCE LOBBY





**LOUNGE (FRONT)**  
16' 4" x 10' 2" (4.97m x 3.10m)

**CLOAKROOM**  
With toilet and wash basin

**DINING ROOM**  
9' 6" x 9' 0" (2.89m x 2.74m)

**FFITTED KITCHEN (REAR)**  
8' 9" x 8' 8" (2.66m x 2.64m)

**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM NO. 1 (FRONT)**  
13' 7" x 9' 8" (4.14m x 2.94m)

**BEDROOM NO. 2 (REAR)**  
11' 8" x 9' 3" (3.55m x 2.82m)

**BEDROOM NO. 3 (FRONT)**  
10' 0" x 8' 2" (3.05m x 2.49m)

**BATHROOM**  
9' 0" x 8' 7" (2.74m x 2.61m)  
Having bath and separate shower cubicle



**OUTSIDE**

REAR GARDENS

GARAGE off FULL WIDTH DRIVEWAY  
to FRONT ELEVATION

## 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





#### 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.



**rightmove** 