



Connells

Hamilton Close
Wordsley Stourbridge



Property Description

Situated in a small cul-de-sac off Hamilton Drive, Wordsley near Lawnswood Road. Open countryside, schools, amenities within close vicinity .Roe Deer public house and restaurant virtually on your doorstep!

To The Front

Tarmac driveway to the front of the property providing off road parking, stone pebbled area and paved pathway to front door and garage to the side.

Entrance Hallway

Double glazed entrance door with glazed side panels to the front elevation, stairs to first floor landing, radiator and doors to;

Lounge

20' 11" x 12' 8" (6.38m x 3.86m)
Two double glazed windows to the rear elevation, media wall housing TV, modern electric fire and display recesses with spotlights, radiator.

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)
Double glazed bow window to the front elevation, fitted kitchen with a range of wall and base units, worksurfaces with inset stainless steel sink/drainer, electric oven and gas hob with extractor hood, door to utility.

Utility Room

9' 3" x 7' 10" (2.82m x 2.39m)
Double glazed window and door to the rear elevation, plumbing for washing machine and radiator.

Landing

Loft access, doors to bedrooms and bathroom.

Bedroom One

12' 4" x 8' 9" (3.76m x 2.67m)
Double glazed window to the rear elevation and radiator.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m)
Double glazed window to the front elevation and radiator.

Bedroom Three

9' 4" x 6' (2.84m x 1.83m)
Double glazed window to the rear elevation and radiator.

Bathroom

Double glazed window to the front elevation and tiled with suite comprising; bath with power shower, vanity units incorporating wash hand basin and wc and radiator.

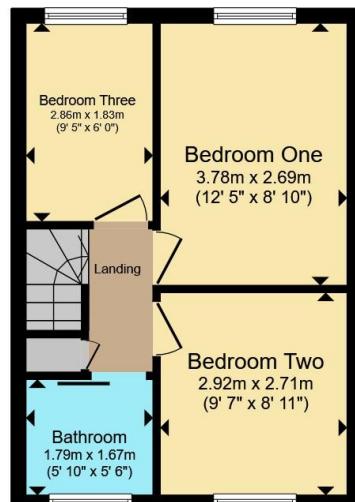
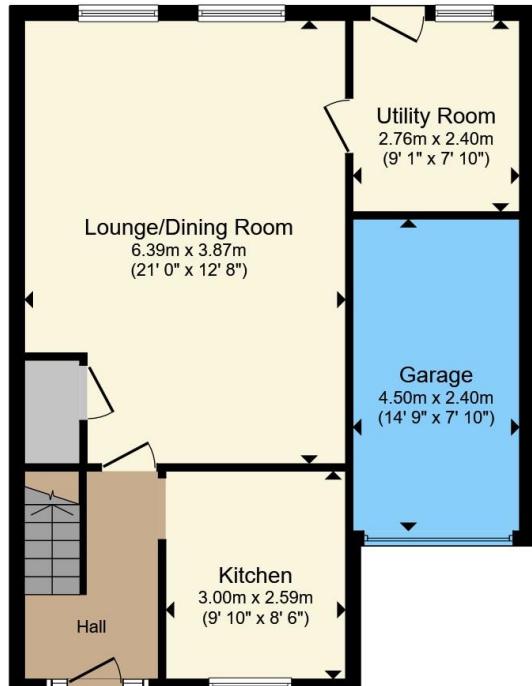
Rear Garden

Fully enclosed rear garden with a paved patio leading to the lawn.

Garage

15' 11" x 8' 1" (4.85m x 2.46m)
Up and over door leads into the garage which has power and lights.





Total floor area 93.7 m² (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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