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75 Hamilton Drive
Wordsley, Stourbridge

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75 Hamilton Drive, Wordsley, Stourbridge DY8 5ET

This improved and extended, 3 Bedroom Link-Detached Family Home is surprisingly spacious and is a must see to fully appreciate its overall size and layout.

Hamilton Drive is a sought after Wordsley location at the popular Ashwood Park development being approached from Balmoral Road and is well placed close to King George V Park, local shopping amenities on Lawnswood Road and Wordsley Green Shopping Centre, together with further amenities in Kingswinford.

The property has been extended, at ground floor to front & rear and the original Garage now forms a Family/Play Room with Utility/Toilet off, making for an impressive, generous size layout, further enhanced by a good length Garage and south facing Rear Garden.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Lounge, Dining/Kitchen, Family/Play Room, Utility/Toilet, Landing, 3 Bedrooms & Bathroom.

AN IDEAL FAMILY HOME IN A GREAT LOCATION – EARLY VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having composite double glazed front door, obscure UPVC double glazed side fixed screen, stairs to 1st Floor, Store (below stairs) and doors leading off.

There is an Extended Lounge, to the front, with UPVC double glazed window, fireplace with slate hearth, log burner and beam mantel.

There is an excellent size Extended Dining/Kitchen, to the rear, having a range of white gloss wall and base cupboards, contrasting worktops, tiled splashbacks, sink and mixer tap, AEG built-in double oven, AEG ceramic hob with integrated cookerhood over, 2 rear UPVC double glazed windows, UPVC double glazed doors to garden, laminate floor, part obscure UPVC double glazed door to Garage and door to Family Room.

The Family Room/Play Room would also make an ideal home office and has recessed ceiling lights and UPVC double glazed doors/side screens to rear Garden. A door gives access to the Utility/Toilet having base cupboard with 2 appliance spaces, double and single wall cupboard, basin and WC and obscure UPVC double glazed rear window.

There is a good length Garage having side opening doors, strip lights and power points.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, Cupboard (housing the Worcester gas central heating boiler) and doors to 3 Bedrooms and Bathroom.





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Bedroom 1 has a range of 2 double and 1 single built-in wardrobes with 2 matching bedside drawer units and further matching drawer unit and UPVC double glazed rear window.

Bedroom 2 is a double size room with UPVC double glazed window and Bedroom 3 has been enlarged and is a single size room having UPVC double glazed side window and small stairhead shelf.

There is a modern Bathroom having a white suite, including bath with shower off taps, WC, basin, tiled walls, chrome ladder radiator and obscure UPVC double side and rear window.

The Rear Garden is south facing having a block paved patio with low wall and 2 steps to a lawn area and there is a decking area and further area to the rear.

At the front, there is a gently elevated concrete imprinted Driveway, providing off-road parking and corner bed with shrub and chippings.

Tenure: Freehold. Council Tax Band: C. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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FLOOR PLANS

Reception Hall

Lounge: 15'1" x 11'6" (4.60m x 3.51m)

Dining/Kitchen: 17'10" x 16'11" (5.44m x 5.17m)

Family/Play Room: 16'5" x 8'7" to doors (5m x 2.62m)

Utility/Toilet: 8'1" x 5'8" (2.46m x 1.74m)

Garage: 24'10" x 8'5" (7.59m x 2.58m)

Landing

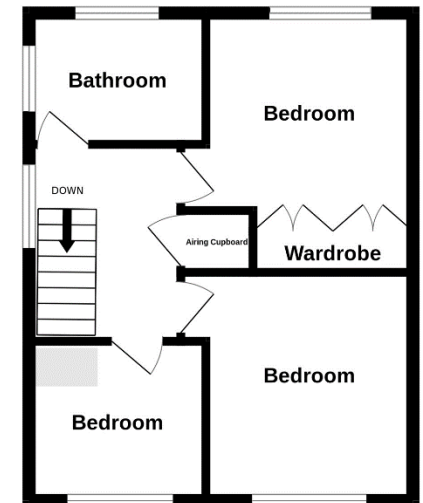
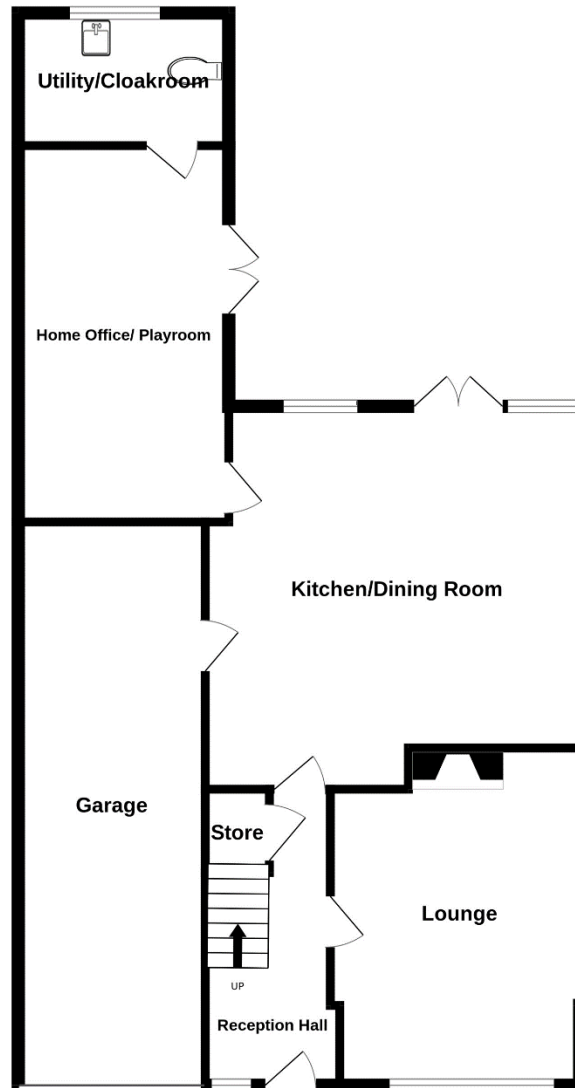
Bedroom 1: 10'11" x 9'9" + door recess (3.33m x 2.98m)

Bedroom 2: 9'9" x 8'11" + door recess (2.98m x 2.72m)

Bedroom 3: 8'7" x 6'9" max (2.63m x 2.07m)

Bathroom: 7'9" x 5'5" (2.36m x 1.67m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.