



Taylors

WORDSLEY, 1 Hamilton Drive

£275,000

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Requiring updating, the property includes GAS CENTRAL HEATING, DOUBLE GLAZING and comprises: reception hall, full depth lounge with dining area, GARDEN ROOM EXTENSION, kitchen, THREE BEDROOMS and modern shower room.

The DRIVEWAY provides ample off road parking and an approach to the CARPORT which includes an electric roller shutter door and access to the sectional garage. The level rear garden, includes patio, lawn and enjoys a 'sunny' rear aspect.

Hamilton Drive offers a desirable location, which is convenient for schools, shops, park, nearby countryside and canalside walks.

Tenure: Freehold. Construction: brick with a pitched tiled/ flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C . EPC D. KINGSWINFORD OFFICE.

Reception Hall

Lounge with Dining Area - 6.63m x 3.63m (21'9" x 11'11") max.

Garden Room - 4.22m x 2.21m (13'10" x 7'3")

Kitchen - 2.46m x 2.18m (8'1" x 7'2")

Bedroom 1 - 3.43m x 2.59m (11'3" x 8'6")

Bedroom 2 - 3.18m x 2.82m (10'5" x 9'3")

Bedroom 3 - 2.49m x 2.01m (8'2" x 6'7")

Shower Room - 1.78m x 1.78m (5'10" x 5'10")

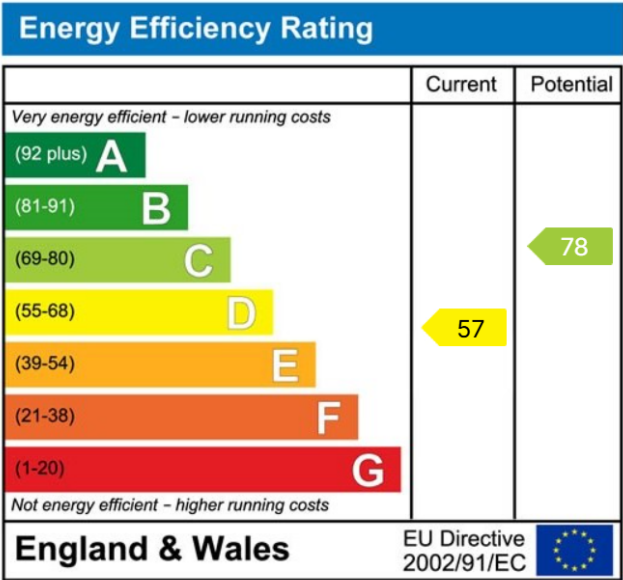
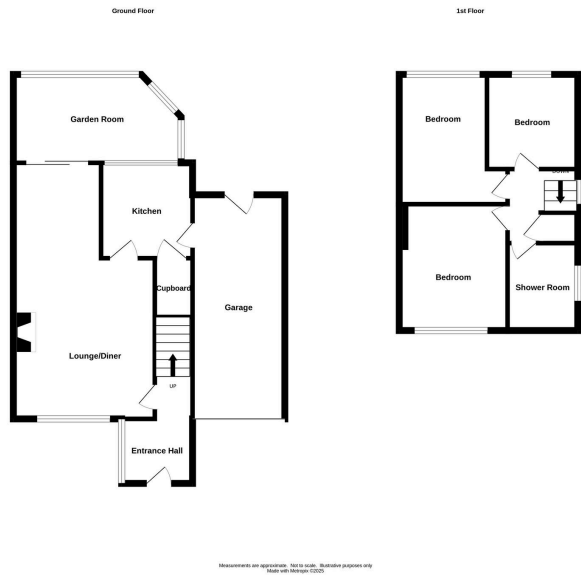
Carport - 6.55m x 2.39m (21'6" x 7'10")

Garage - 6.32m x 2.74m (20'9" x 9'0")





- MODERN DETACHED FAMILY HOME
- NO UPWARD CHAIN
- THREE BEDROOMS
- LOUNGE DINER
- GARDEN ROOM
- MODERN SHOWER ROOM
- CARPORT
- GARAGE
- SUNNY REAR GARDEN
- SOUGHT AFTER LOCATION



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