HUNTERS®

HERE TO GET *you* THERE

Hamilton Drive

Stourbridge, DY8 5EX

Offers Over £240,000

3 1 2

22 Hamilton Drive

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Front of the Property
With a block paved driveway to front, double glazed door to side and an up and over door to garage.

Entrance Hall
With a double glazed door to side, stairs to first floor landing, door leading to the lounge and sliding door leading to the kitchen.

Lounge
9'6" x 15'0" (2.91 x 4.59)
With a door leading from the entrance hall, double glazed window to front and side, gas fire with decorative surround and a central heating radiator.

Kitchen
8'5" x 7'4" (2.58 x 2.26)
With a sliding door leading from the entrance hall, range of fitted wall and base units, work surfaces over with tiled splash back, integrated oven with gas hob above, one and a half bowl sink and drainer, space for tall fridge freezer, space for dishwasher, double glazed window to rear, door leading to the dining room and a central heating radiator.

Dining Room
14'2" x 7'10" (4.32 x 2.4)
With a sliding door leading from the kitchen, space for dining table, storage cupboard, double glazed french doors to garden and a central heating radiator.

Landing
With stairs leading from the entrance hall, doors leading to various rooms, loft access and a central heating radiator.

Bedroom One
10'3" x 9'6" (3.13 x 2.92)
With a door leading from the landing, fitted wardrobe, double glazed window to rear and a central heating radiator.

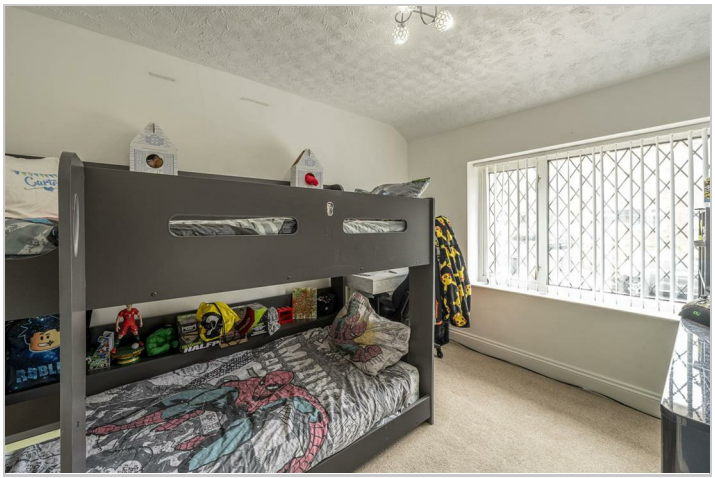
Bedroom Two
11'0" x 7'3" (3.36 x 2.21)
With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bedroom Three
7'6" x 7'0" (2.3 x 2.15)
With a door leading from the landing, double glazed window to front and a central heating radiator.

Bathroom
7'4" x 5'10" (2.24 x 1.8)
With a door leading from the landing, tiled walls and floor, WC, wash hand basin, bath with shower over, double glazed window to rear and a chrome heated towel rail.

Garage
16'6" x 9'1" (5.05 x 2.77)
With an up and over door to front, power and light, plumbing for washing machine, space for tumble dryer and a door leading to the garden.

Garden
With double glazed french doors leading from the dining room, decked seating area, lawn beyond, outdoor tap and door leading to the garage.

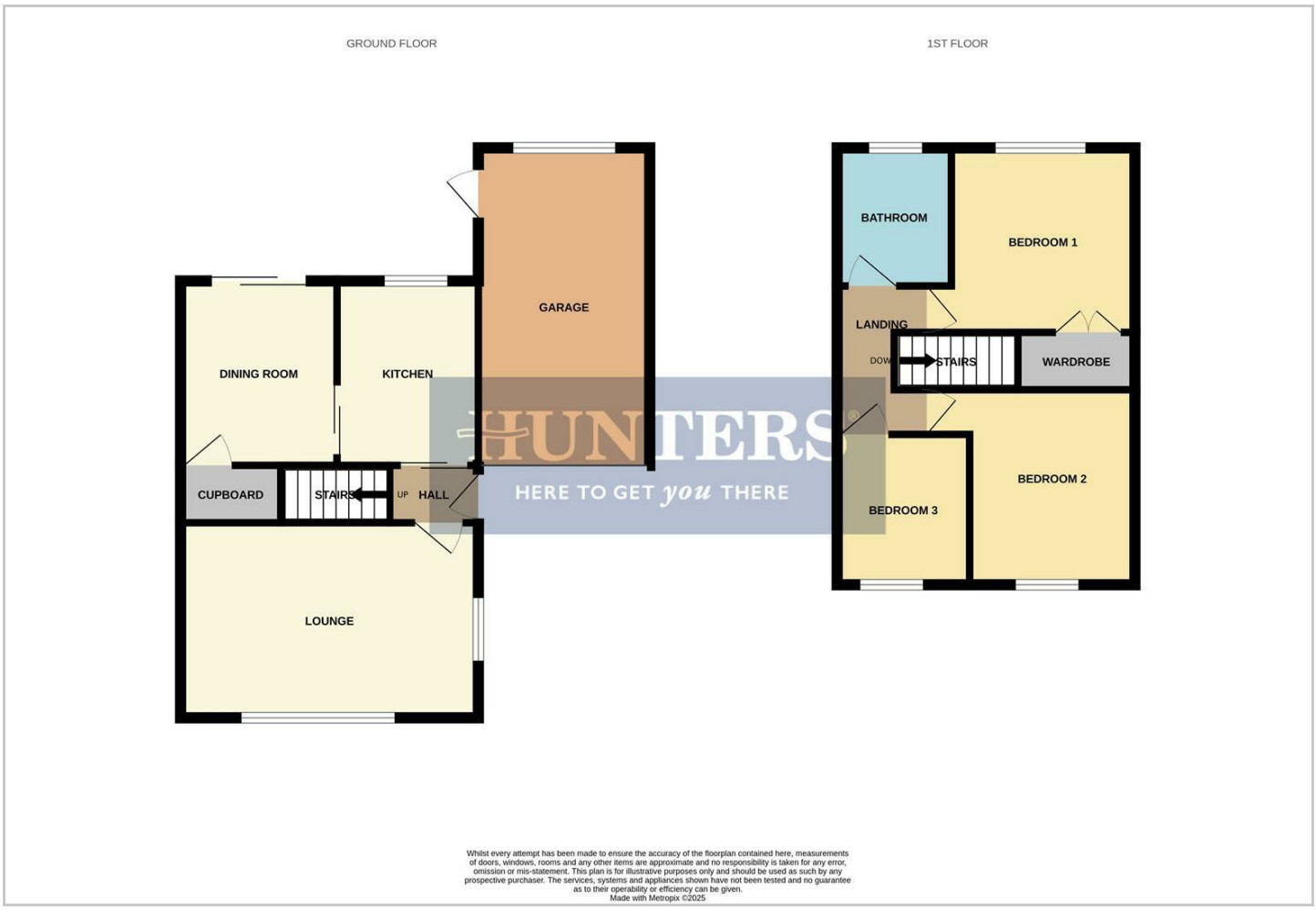


Road Map

Hybrid Map

Terrain Map

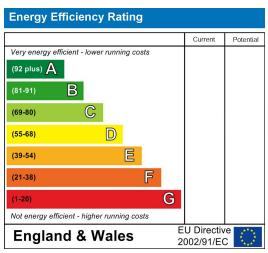
Floor Plan

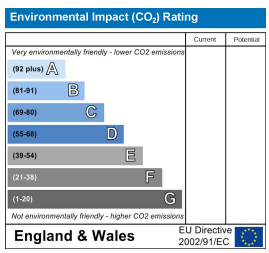


Viewing

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.

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