

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hamilton Drive

Stourbridge, DY8 5EX

Offers Over £255,000



# 1 Hamilton Drive

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## Front of the Property

To the front of the property is a paved driveway, double glazed door to front, electric roller shutter door to the side, shrubbed borders and a double glazed door to the porch.

## Porch

5'4" x 5'9" (1.65 x 1.76)

With a double glazed door to the front and a door leading to the entrance hall.

## Entrance Hall

With a door from the porch, stairs leading to the first floor landing, door leading to lounge and a central heating radiator.

## Lounge

22'2" (max) x 11'11" (max) (6.76 (max) x 3.65 (max))

With a door from the entrance hall, doors leading to the kitchen, sliding door leading to conservatory, gas fire, double glazed window to the front and a central heating radiator.

## Kitchen

8'1" x 7'2" (2.47 x 2.20)

With a door from the lounge, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, plumbing for washing machine, one and a half bowl sink and drainer, storage cupboard, door to the side and a window to the rear.

## Conservatory

7'2" x 13'9" (2.19 x 4.21)

With a sliding door from the lounge, double glazed window to the side and rear, and a central heating radiator.

## Landing

With stairs from the entrance hall, double glazed window to the side, doors leading to various rooms and a storage cupboard.

## Bedroom One

10'5" x 9'3" (3.19 x 2.82)

With a door from the landing, double glazed window to the front and a central heating radiator.

## Bedroom Two

11'2" x 8'6" (3.42 x 2.61)

With a door from the landing, double glazed window to the rear and a central heating radiator.

### Bedroom Three

8'2" x 6'7" (2.50 x 2.02)

With a door from the landing, double glazed window to the rear and a central heating radiator.

### Shower Room

5'10" x 5'10" (1.80 x 1.80)

With a door from the first floor landing, double glazed window to the side, walk in shower cubicle, WC, wash hand basin, tiled flooring, part tiled walls and a central heating radiator.

### Carport / Garden

With an electric roller shutter door to front, door to kitchen, double glazed door to garden, patio area, doors to garage and lawn beyond with mature shrub borders.

### Garage

20'8" x 8'11" (6.32 x 2.74)

With access from the rear garden.



A satellite map showing a residential area with a yellow location pin. The text "King George V Park" is overlaid on the map. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.

The floor plan shows a three-bedroom house. The ground floor features a conservatory, kitchen, lounge dining room, stairs, entrance hall, and porch. The first floor features three bedrooms, a shower room, landing, and stairs. A large watermark for 'HUNTERS' is overlaid on the plan.

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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