

HUNTERS[®]

HERE TO GET *you* THERE



Hamilton Drive

Stourbridge, DY8 5EX

£265,000



1 Hamilton Drive

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£265,000



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 view of a residential area. A yellow location pin is placed on a road. The text "King George V Park" is overlaid in green. The Google logo is partially visible at the bottom left, and the text "bus, Landsat / Copernicus, Maxar Technologies" is at the bottom.

GROUND FLOOR

1ST FLOOR

CONSERVATORY

KITCHEN

LOUNGE DINING ROOM

STAIRS

UP

ENTRANCE HALL

PORCH

BEDROOM 2

BEDROOM THREE

LANDING

STAIRS

DOWN

STORAGE

SHOWER ROOM

BEDROOM 1

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyPlanSpace 2.0.0.0

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 Rating

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

Current: 57% (D-G) | Potential: 78% (D-G)

EU Directive 2012/27/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Percentage of Properties	Category
92 (plus) A	(81-91)	Very environmentally friendly - lower CO ₂ emissions
B	(69-80)	Not environmentally friendly - higher CO ₂ emissions
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
G		

Current: 78% (D-G) | Potential: 57% (D-G)

EU Directive 2012/27/EC

England & Wales

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