



**Connells**

Hambrook Close  
Dunstall Wolverhampton



# Hambrook Close Dunstall Wolverhampton WV6 0XA

for sale offers in the region of  
**£375,000**



## Property Description

The Award Winning Connells Wolverhampton branch are proud to introduce Hambrook Close, a stunning extended five bedroom detached family home located in the Whitmore Reans area.

Upon entering the property, you are greeted by an entrance hallway that leads to a comfortable lounge, a stylish dining room, and an L-shaped kitchen perfect for cooking and entertaining. Additionally, there is a convenient lobby area and a ground floor shower room for added convenience. Heading upstairs, you will find five well-appointed bedrooms, offering ample space for the whole family. The property also features a family bathroom and an additional shower room, ensuring there are plenty of facilities for everyone. Outside boasts off road parking and a garage for additional parking or storage space. The garage also benefits with having a small kitchen space. To the rear of the property is a lovely rear garden.

Don't miss the opportunity to make this beautiful property your next home. Call the Connells Wolverhampton branch to book your viewing today.

## The Location & Area

Set to the North of Wolverhampton City Centre less than a mile away from Wolverhampton rail station, just over half a mile away from sought after Woden Primary School and also a short distance from West Park Hospital.

## Approach

Set back from the roadside behind a driveway for ample parking.

## Entrance Hall

Radiator, stairs rising to the first floor, ceiling light point and door leading to the lounge.

## Lounge

14' x 12' ( 4.27m x 3.66m )

Double glazed window to the front, radiator, ceiling spotlights, gas fireplace, ceiling light point, double doors leading to the dining room.

## Dining Room

15' 1" max x 10' 1" max ( 4.60m max x 3.07m max )

Two radiators, ceiling spotlights, storage cupboard housing light, windows to the rear, double glazed sliding door to the kitchen and doors to the lobby and lounge.

## Kitchen

24' max x 14' max ( 7.32m max x 4.27m max )

L-shaped kitchen with matching wall and base units, integrated dishwasher and fridge, extractor hood, two skylight windows, ceiling spotlights, double glazed window to the rear and doors leading to the garden, dining room and lobby.

## Lobby

Ceiling light point and doors leading to the kitchen, dining room, ground floor shower room and garage.

## Ground Floor Shower Room

Shower cubicle, wall mounted wash hand basin, low flush wc, ceiling spotlights, extractor fan, heating towel rail and double glazed window to the side.

## First Floor Landing

Airing cupboard, two ceiling light points and two loft hatches, doors leading to all bedrooms, bathroom and shower room.

## Bedroom One

13' 1" x 9' ( 3.99m x 2.74m )

Double glazed window to the front, ceiling light point, radiator and fitted wardrobes with spotlights.

## Bedroom Two

9' 1" x 9' ( 2.77m x 2.74m )

Double glazed window to the rear, radiator, ceiling light point and cupboard.

## Bedroom Three

12' x 7' ( 3.66m x 2.13m )

Double glazed window to the front, radiator and ceiling light point.

## Bedroom Four

12' max x 8' 1" max ( 3.66m max x 2.46m max )

Double glazed window to the rear, radiator and ceiling light point.

## Bedroom Five

8' 11" x 6' 1" ( 2.72m x 1.85m )

Double glazed window to the front, radiator, ceiling light point and storage cupboard.

## Family Bathroom

L-shaped panelled bath with shower overhead, wash hand basin unit, low flush wc, heated towel rail, tiled walls, extractor fan, ceiling light point and double glazed window to the rear.

## First Floor Shower Room

Shower cubicle, low flush wc, wash hand basin unit, heated towel rail, extractor fan, ceiling spotlights and double glazed window to the side.

## Outside Rear

A low maintenance rear garden

## Garage

17' x 8' ( 5.18m x 2.44m )

Up and over garage door, ceiling light point, wall mounted boiler and kitchen area with stainless steel sink and drainer with mixer tap, five ring gas hob, extractor hood above, plumbing point washing machine, wall and base units.



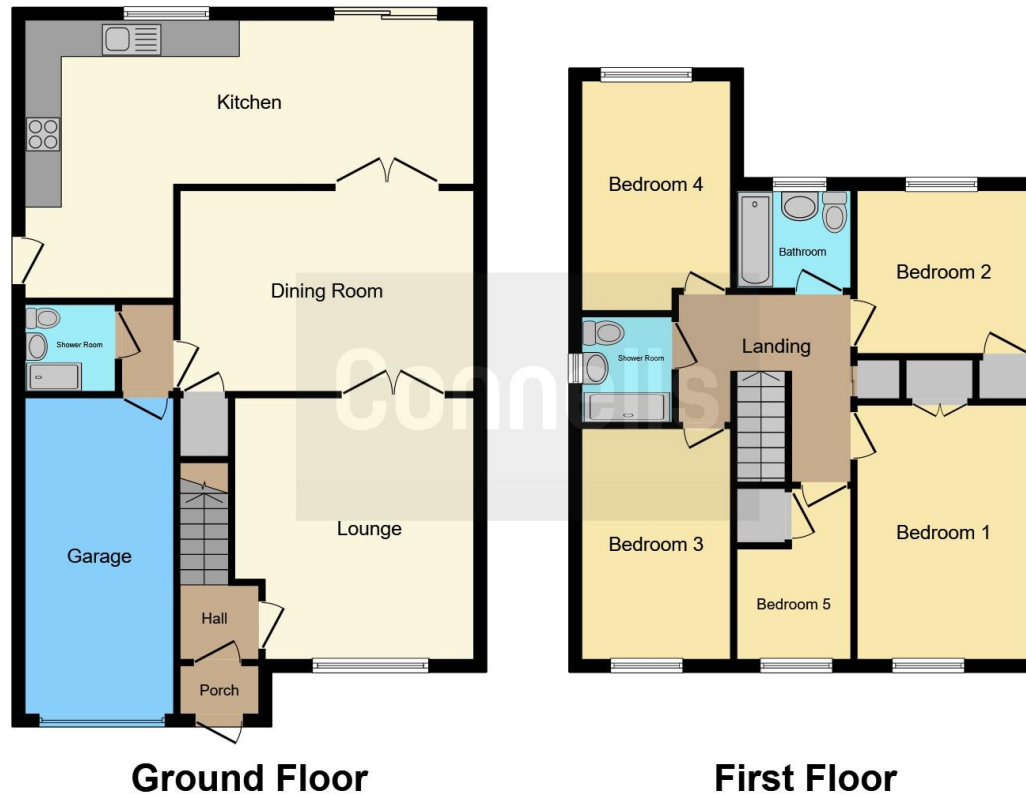












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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329465](http://connells.co.uk/Property/WVH329465)**



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