

46 The Broadway, Dudley, DY1 3EL



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Hicks Hadley

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****NO UPWARD CHAIN****

A superb opportunity to acquire this traditional three bedroom semi-detached property requiring modernisation in this most popular of locations for all local amenities. The property briefly comprises: porch, reception hall, spacious lounge, separate dining room, kitchen, utility, downstairs wc, three good sized bedrooms and shower room to first floor. The property further benefits from: attractive private rear garden, front garden with driveway and generously sized garage. VIEWING HIGHLY RECOMMENDED. EPC: TBA

Offers In The Region Of £235,000 - Freehold

Hicks Hadley



Porch

Having obscured double glazed French door entry and front door into:

Reception Hall

With impressive stained glass to front elevation, stairs to first floor, under stairs storage cupboard and doors into:

Spacious Lounge 13'3 x 12'5 (max) (4.04m x 3.78m (max))

With feature fireplace, gas fire and double glazed bay window to front elevation.

Dining Room 11'5 x 11' (3.48m x 3.35m)

With central heating radiator, feature fireplace, gas fire and double glazed window to rear elevation.

Kitchen 10'2 x 7'10 (max) (3.10m x 2.39m (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, space for cooker, splash back tiling, central heating radiator, double glazed window to side elevation and door into:

Utility

Having plumbing for automatic washing machine, obscured double glazed door into garden and door into:

Downstairs WC

With low flush wc and obscured double glazed window to side elevation.

Landing

With loft hatch, obscured double glazed window to side elevation and doors into:

Bedroom One 13'8 x 11'1 (into bay) (4.17m x 3.38m (into bay))

With central heating radiator, integrated wardrobes and double glazed bay window to front elevation.

Bedroom Two 11'6 x 10'8 (3.51m x 3.25m)

With integrated wardrobes, central heating radiator and double glazed window to rear elevation.

Bedroom Three 7'11 x 7'10 (2.41m x 2.39m)

With central heating radiator and double glazed window to rear elevation.



Shower Room

Having walk in shower, low flush wc, pedestal wash hand basin, central heating radiator, ceramic tiling and obscured double glazed window to front elevation.

Garage 16' x 8'6 (4.88m x 2.59m)

With up and over entrance door and double glazed door into garden.

Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: TBA

Council Tax Band: C

All mains services are connected.

Broadband/mobile coverage please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Outside

Front: With low level front wall, lawn with shrubbery beyond it and driveway leading to garage and front entrance door.

Rear: With patio area leading to lawn with central pathway and shrubbery features.

