

21 Broughton Road, Stourbridge, DY9 0XP



BROUGHTON RD, DY9 0XP  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 21 Broughton Road, Stourbridge



### Hicks Hadley

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**\*\*NO UPWARD CHAIN\*\***

A fantastic Mucklow built detached three bedroom dormer bungalow in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: reception hall, spacious lounge/diner, conservatory, dual aspect fitted breakfast kitchen, two double bedrooms downstairs, bathroom and double master bedroom to first floor. The property further benefits from: long driveway, generously sized garage and attractive private rear garden. SUPERB ADDRESS. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

**Offers In The Region Of £379,500 - Freehold**

Hicks Hadley





### Reception Hall

### Spacious Lounge/Diner

**Conservatory 10'9 x 5'11 (3.28m x 1.80m)**  
With double glazing to rear and side elevation.

**Dual Aspect Fitted Breakfast Kitchen 13' x 12' (max) (3.96m x 3.66m (max))**

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, integrated dishwasher, electric hob, wall mounted Worcester boiler, two storage cupboards (one with space for fridge/freezer and plumbing for automatic washing machine), central heating radiator, double glazed window to side elevation, double glazed window to rear elevation and door into garden.

### Downstairs Shower Room

With shower cubicle, low flush wc, vanity wash hand basin, heated towel rail, ceramic tiling and obscured double glazed window to side elevation.

**Bedroom Two 14' x 12'5 (4.27m x 3.78m)**

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

**Bedroom Three/Sitting Room 10'11 x 10'7 (3.33m x 3.23m)**

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

### Landing

With central heating radiator, double glazed window to side elevation and doors into:

**Master Bedroom 17'3 x 13'9 (max) (5.26m x 4.19m (max))**

Having integrated wardrobes, two central heating radiators, storage cupboards in the eaves and double glazed window to side elevation..

**Bathroom 8'10 x 7'8 (2.69m x 2.34m)**

Having suite to include: bath, pedestal wash hand basin, low flush wc, walk in storage cupboard, central heating radiator and obscured double glazed window to front elevation.

**Garage 16'3 x 8' (4.95m x 2.44m)**

Having up and over entrance door, window to the rear and door into garden.



### Outside

Front: Attractive gravelled area with shrubbery and adjacent long driveway to the left hand side of the property leading to front door and garage entrance door.

Rear: With patio area, lawn and attractive shrubbery.

### Agents Note

All main services are connected (Gas/ Electric/Water).

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

EPC: D



Tenure Information: FREEHOLD

COUNCIL TAX BAND: D

