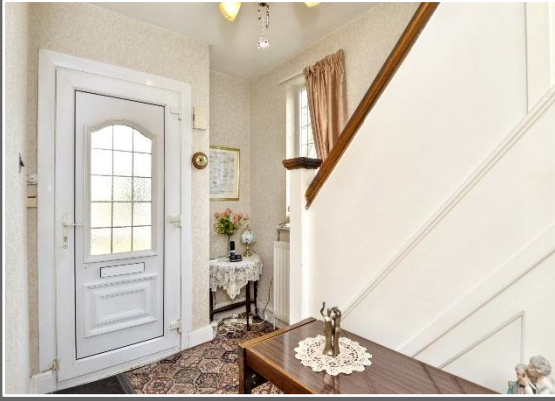




**The Broadway,
Dudley, DY1 3EB**

£250,000



Skitts Estate Agents in Sedgley are pleased to welcome this three-bedroom semi-detached property to market, positioned on a generous plot with a large front garden and substantial driveway, set back off the main road. This spacious family home benefits from a garage with both front and side access leading directly to the low maintenance rear garden.

Stepping inside, you're welcomed into a hallway with stairs to the first floor and an inset storage cupboard beneath. A spacious lounge sits to the front of the property, featuring a large bay window that allows for plenty of natural light. To the rear, there's a second reception room with double patio doors opening into a conservatory or sunroom, offering additional living space and views of the garden.

The kitchen is also positioned at the rear, equipped with fitted cupboards, worktops, a small breakfast bar, and a dining area, along with a window overlooking the garden and door leading outside. The rear garden is fully paved, making it low-maintenance and ideal for outdoor seating and entertaining.

Upstairs, the property offers three bedrooms and a family bathroom complete with bath, WC, sink, shower cubicle, and an inset wardrobe. The main bedroom is located at the front and includes a large bay window and fitted double wardrobes. Bedroom three also sits to the front with its own window, while bedroom two overlooks the garden and includes an inset wardrobe.

Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: C
EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

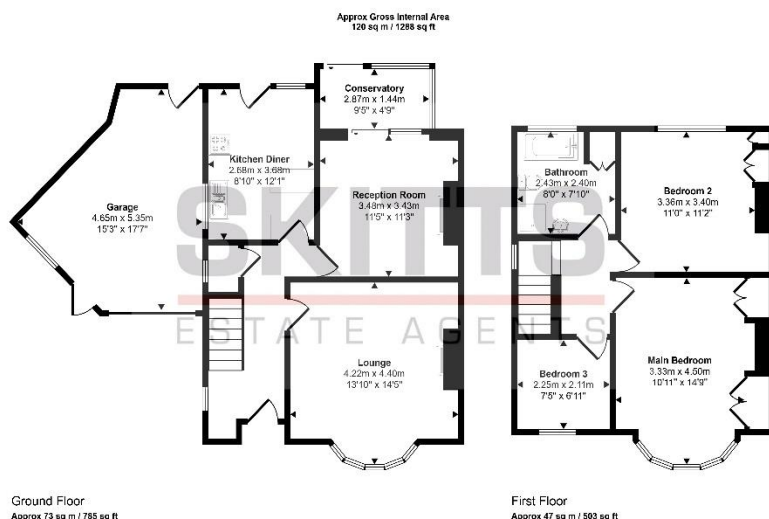
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

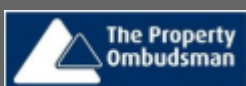




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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: