

Wakeman

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73 THE BROADWAY
DUDLEY DY1 3EB



PRICE £315,000

team



 **rightmove.co.uk**
The UK's number one property website

Beautifully presented, extended traditional style four bedroom family home situated in a popular and established residential suburb, close to Dudley town centre and a short distance from Priory Gardens.

This excellent home offers spacious well proportioned accommodation which has been sympathetically modernised throughout with fittings and presentation being to a high standard.

Rarely does a property of this quality come to the market and a personal inspection is highly recommended.

As a guide the gas centrally heated and double glazed accommodation comprises as follows:

IMPRESSIVE RECEPTION HALLWAY

Upvc door with sealed unit double glazed inset having leaded and stained glass and matching adjoining window, oak strip floor, radiator, understairs store.

CLOAKROOM

Low level w.c. radiator, upvc double glazed window with leaded panes, dado rail, coved ceiling.

DINING ROOM (FRONT)

4.4m (14' 5") (into bay) x 3.65m (12')

Upvc sealed unit double glazed bay window with leaded panes, feature brick fireplace with inset gas coal living flame fire, radiator, ornate ceiling rose, coved ceiling, dado rail.

LOUNGE (REAR)

4.65m x 3.35m (15' 3" x 11')

Brick fireplace with wood burner, upvc sealed unit double glazed french window and two adjoining windows with leaded panes, coved ceiling, ornate ceiling rose, dado rail, radiator.

FARMHOUSE STYLE KITCHEN

4.01m x 3.02m (13' 1" x 9' 10") (max)

Having an extensive range of oak fronted units including base cupboards, drawer unit, corner displays, granite work top surfaces, wall cupboards. Inset one and half acrylic sink unit with mixer tap, part tiled walls, provision for washing machine and dishwasher, quarry tiled floor, radiator, upvc sealed unit double glazed window with leaded panes, upvc sealed unit double glazed side door with leaded and stained glass, extractor fan.

PANTRY

Upvc sealed unit double glazed window with leaded panes, quarry tiled floor, shelving.

FIRST FLOOR

LANDING

Dado rail, large built in cupboard. Loft ladder access to partly boarded roof space with two velux sealed unit double glazed windows.

BEDROOM ONE (REAR)

4.63m x 3.34m (15' 2" x 10' 11")

Fitted to a high standard with extensive range of built in wardrobes and storage cupboards, bedside chest of drawers with corner displays over, further range of built in wardrobes and drawer units, glazed corner display unit, dressing table with chest of drawers, radiator, upvc sealed unit double glazed window with leaded panes, coved ceiling.

ENSUITE SHOWER ROOM

3.01m x 2.34m (9' 10" x 7' 8")

Fitted to a high standard with large shower cubicle with glazed screen and door, Grohe built in plumbed in shower, extractor fan and spotlights, full height tiling to shower cubicle, part tiling to remaining walls, pedestal wash hand basin and low level w.c. chrome towel rail style radiator, shaver point, range of built in

cupboards with work tops, two wall units for towel storage, upvc sealed unit double glazed window with leaded panes.

BEDROOM TWO (FRONT)

4.58m (15') (into bay) x 3.66m (12')

Upvc sealed unit double glazed bay window with leaded panes, radiator, coved ceiling, extensive range of built in wardrobes with matching dressing table with chest of drawers, bedside chest of drawers with display tops.

BEDROOM THREE (LEFT HAND SIDE)

5.09m x 2.32m (16' 8" x 7' 7")

Having engineered oak flooring, upvc sealed unit double glazed window with leaded panes, two radiators, coved ceiling, built in chest of drawers with work top.

BEDROOM FOUR (REAR)

3.04m x 3.01m (10' x 9' 10")

Upvc sealed unit double glazed window with leaded panes, radiator, coved ceiling.

BATHROOM

2.95m (9' 8") (max) x 1.95m (6' 4")

Having cast iron enamel bath, pedestal wash hand basin, large walk in shower cubicle being fully tiled and having glazed door and plumbed in shower, extractor fan and spotlights, beamed ceiling, radiator, upvc sealed unit double glazed window with leaded panes, shaver point, part tiled walls.



SEPARATE W.C.

With low level suite, being half tiled having upvc sealed unit double glazed window with leaded panes.

OUTSIDE

Walled front garden with iron rails and metal gates. Attractively landscaped front garden with block paved driveway providing ample off street parking and shrub borders and beds.

Gated side entrance with garden tap and block paving. Integral store room with gas fired condensing central heating boiler.

INTEGRAL GARAGE

8.42m (27' 7") (max) x 2.51m (8' 2") (max)

With electric up and over door, electric light and power, upvc sealed unit double glazed rear door and upvc sealed unit double glazed window with leaded panes.

Attractively landscaped rear garden with block paved patio areas, shaped lawn, timber sleepers, well stocked shrub beds and borders with feature lighting.

EPC RATING D

PLEASE NOTE ALL MEASUREMENTS ARE APPROXIMATE

SERVICES We are advised that all mains services are connected. Gas central heating is installed with a condensing combination boiler serving radiators throughout the accommodation, as detailed above, and also providing hot water on demand.

TENURE We are advised that the property is Freehold- See below.

FIXTURES AND FITTINGS As mentioned above are included in the purchase price. Quality carpets, curtains and a rangemaster cooker are also available by separate negotiation.

VIEWING By prior appointment with Wakeman Estate Agents on 01384 459999. Our office is open 6 days a week, Monday to Friday 9.00 am till 5.30 pm and Saturdays 9.00 am till 1.00 pm.

PLEASE NOTE: Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

Floor plans are not to scale and are for general guidance only.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1988

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Team Association consortium company of which it is a member and Team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Making an Offer

In order to clarify the process, all offers should be either confirmed in writing or telephoned through to the relevant office.

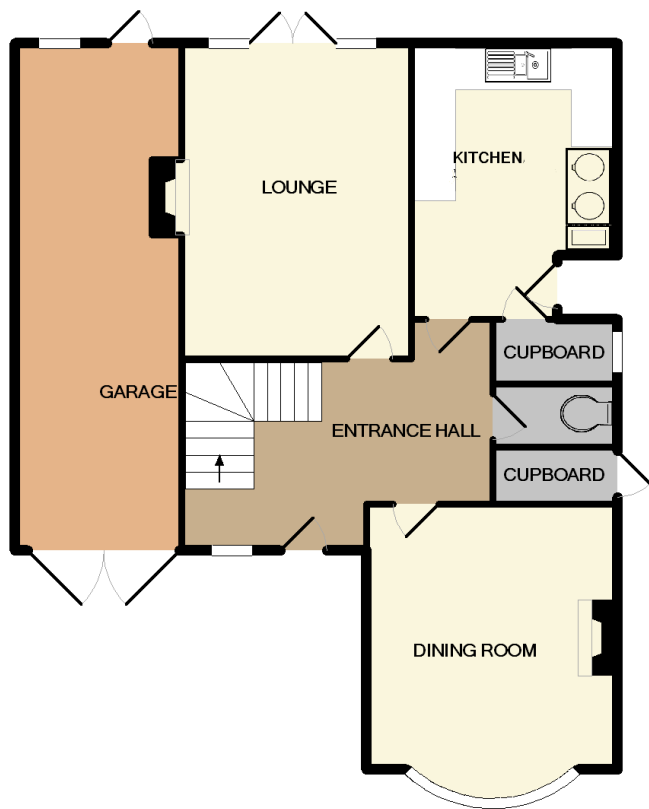
We will need to verify your buying position and ability to proceed, therefore if you require a mortgage we will ask to see a copy of your Mortgage Certificate. If this is not available you will be contacted by our Financial Advisor to confirm your ability to proceed, although you are not obliged to use the services of our Financial Advisor.

If you are a cash purchaser, we will require proof of funds for our records.

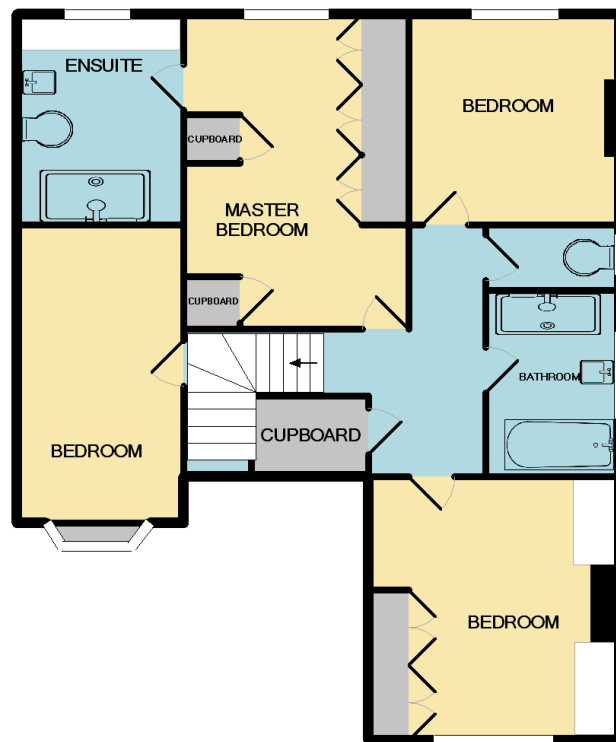
Mortgage Advice

Totally independent mortgage advice is provided in partnership with Secure Start Mortgages. Appointments can be arranged through your local Wakeman Estate Agents office. Secure Start Mortgages offer an initial free consultation.





GROUND FLOOR



1ST FLOOR

73 THE BROADWAY, DY1 3EB
Measurements are approximate. Not to scale. Illustrative purposes only
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