

The Broadway, Dudley DY1 3EH



## welcome to

# The Broadway, Dudley

Shipways are pleased to present this immaculate three bedroom extended family home located within a highly sought after location. Being close to local transport links, amenities, parks, Bishop Milner School and a short commute into Dudley Town Centre. Call now to secure your viewing slot.

#### **Entrance Hall**

With central heating radiator.

### Lounge

11' 4" x 10' 5" ( 3.45m x 3.17m )

Opens into conservatory, gas fire and central heating radiator.

## **Dining Room**

11' 8" into bay x 10' 10" ( 3.56m into bay x 3.30m ) Double glazed bay window to front, gas fire and central heating radiator.

#### Kitchen

15' 10" x 15' 5" ( 4.83m x 4.70m )

Two double glazed windows to rear, wall and base level units, one and a half bowl sink with mixer tap, built in oven, hob, fan, microwave and dishwasher, space for washing machine, space for fridge/freezer, cupboard housing boiler, wall radiator, wooden sliding doors to garage and French doors leading out to rear.

### **Shower Room**

8' 11" x 4' 3" ( 2.72m x 1.30m )

Having obscure window to front, shower cubicle with electric shower, wash hand basin, WC and electric meter.

## Conservatory

9' 7" x 9' 2" ( 2.92m x 2.79m )

French doors leading out to rear, two central heating radiators and spotlights.

## Landing

Double glazed window to rear, storage, loft access and spotlights.

#### **Bedroom One**

17' 8" x 9' 4" ( 5.38m x 2.84m )

Double glazed window to front, two built in wardrobes, door to en-suite and central heating radiator.

#### **En-Suite**

9' x 4' 11" ( 2.74m x 1.50m )

Having obscure window to rear, shower cubicle with electric shower, wash hand basin WC, wall mirror with light, spotlights and large heated towel rail.

#### **Bedroom Two**

12' 4" x 10' 7" ( 3.76m x 3.23m )

Double glazed bay window to front and central heating radiator.

#### **Bedroom Three**

10' 11" x 10' 4" ( 3.33m x 3.15m )

Double glazed window to rear and central heating radiator.

### **Bathroom**

11' 3" x 6' 3" ( 3.43m x 1.91m )

Having obscure window to rear, bath with hand held shower over, shower cubicle with waterfall shower, wash hand basin, WC, spotlights, mirror with light, extractor and central heating radiator.

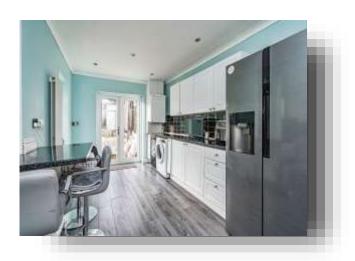
## **Loft Space**

12' 10" x 9' 3" ( 3.91m x 2.82m )

Having large skylight to rear, built in storage, electrics and central heating radiator.







## **Rear Garden**

Having patio area, artificial grass, outside tap, greenhouses, shed with electrics and water feature powered from the house.

## **Agents Notes** Council Tax Band: C







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# The Broadway, Dudley

- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- CONSERVATORY
- GARAGE

Tenure: Freehold EPC Rating: D

£300,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref: DLY104981 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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