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# The Broadway, Dudley

## Offers In The Region Of £325,000



Presented to the market in immaculate condition, this beautifully extended semi-detached house offers versatile and spacious accommodation ideal for modern family living. Set in a desirable location with excellent public transport links, reputable nearby schools, a variety of local amenities, and picturesque parks within easy reach, the property combines convenience with a tranquil residential setting.

The ground floor features two generous reception rooms. The first boasts large windows, filling the space with natural light and providing a welcoming atmosphere for both relaxation and entertaining. The second reception room grants direct access to the rear garden, seamlessly connecting indoor and outdoor living spaces—perfect for summer gatherings or family enjoyment.

The contemporary kitchen benefits from ample natural light and a dedicated breakfast area, creating a delightful space for casual dining or morning routines. Upstairs, you will find three well-proportioned double bedrooms. The master bedroom features generous built-in wardrobes for optimal storage and streamlined living. A second double bedroom also includes convenient built-in wardrobes, while the third bedroom provides flexible accommodation suited to your lifestyle needs.

Completing this fantastic offering is excellent parking provision, including a single garage which has been split with a stud wall to make room for a home gym while the other side still works for storage. The property's extended layout enhances both space and functionality, making it a truly exceptional opportunity in today's market.

The beautifully maintained rear garden is ideal for children's play, summer barbecues, or relaxation in your own outdoor haven.

Viewings are highly recommended to fully appreciate the stylish presentation and thoughtfully designed living spaces of this superb family home.



## KEY FEATURES

- EXTENDED SEMI-DETACHED FAMILY HOME
  - THREE DOUBLE BEDROOMS
  - TWO RECEPTION ROOMS
  - DOWNSTAIRS WC
  - UPSTAIRS FAMILY SHOWER ROOM
- BEAUTIFULLY PRESENTED REAR GARDEN
  - GARAGE
  - OFF ROAD PARKING
- LOCAL TRANSPORT LINKS & AMENITIES
- CALL US NOW TO SECURE YOUR VIEWING!



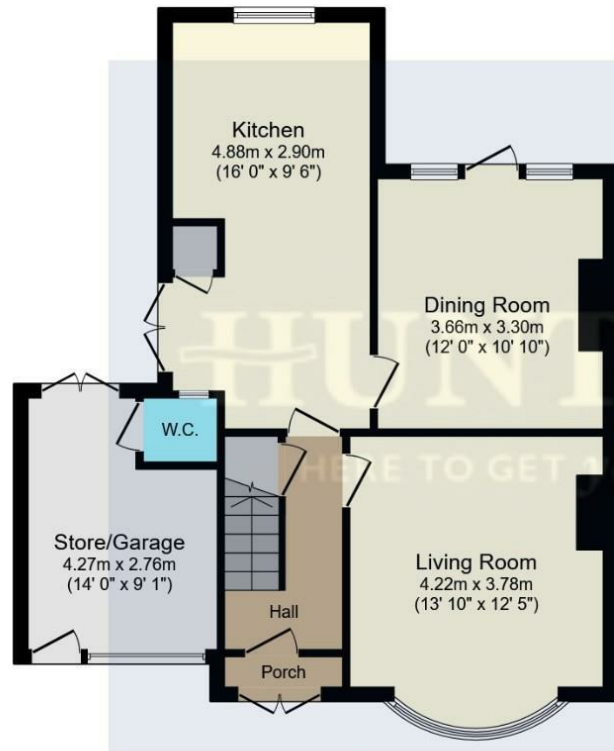












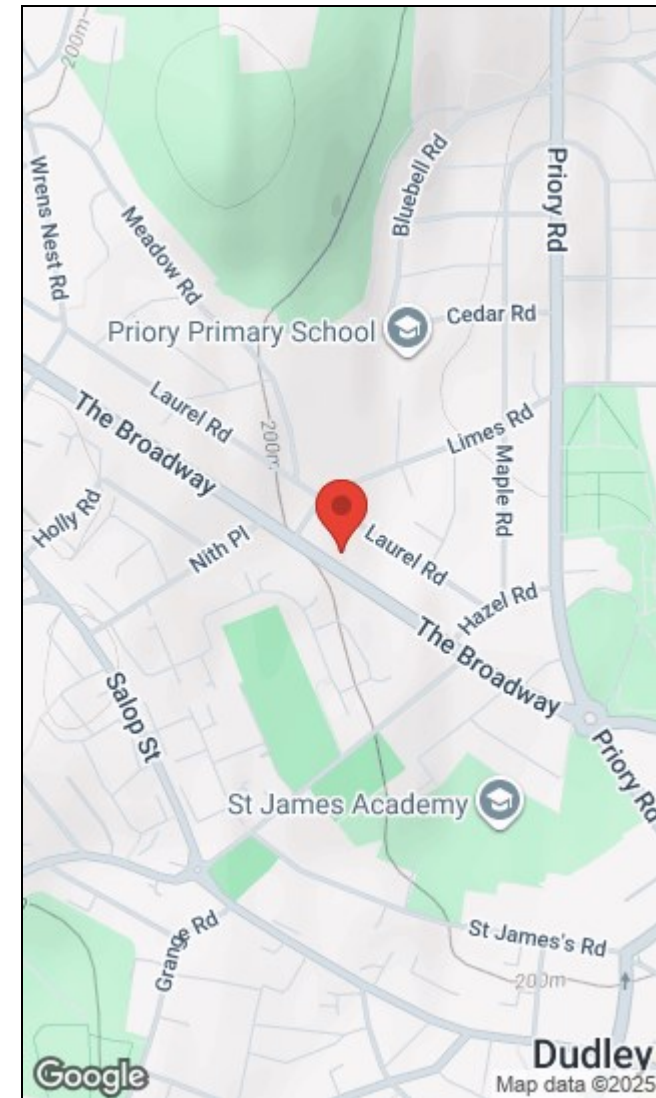
**Ground Floor**  
Floor area 61.8 sq.m. (666 sq.ft.)



**First Floor**  
Floor area 46.2 sq.m. (497 sq.ft.)

**Total floor area: 108.0 sq.m. (1,163 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>67</b>			<b>77</b>
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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