

# HUNTERS<sup>®</sup>

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## The Broadway

Dudley, DY1 3EB

£280,000



Welcome to The Broadway, This spacious three-bedroom semi-detached home offers well-balanced accommodation ideal for family living, positioned within a convenient and established residential area.

The property welcomes you through a porch entrance into a central hallway, leading to a comfortable lounge featuring a bay window that allows natural light to fill the room. A separate dining room provides an excellent additional reception space, ideal for family meals or entertaining guests. To the rear, the generously sized kitchen offers ample storage, extensive work surface space, and room for dining, creating a practical and sociable hub of the home.

Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a further single room suitable for a child's bedroom, nursery, or home office. The family bathroom is neatly presented and well positioned to serve the first floor accommodation.

Externally, the property benefits from off-street parking and an attached garage, providing excellent storage and practicality. To the rear, there is a private garden offering outdoor space ideal for families, relaxing, or



### Living Room

This warm and inviting living room features a charming bay window that fills the space with natural light. A central fireplace with a mantel provides a cosy focal point, complemented by neutral carpets and soft cream furnishings. The room has a welcoming and comfortable atmosphere, perfect for relaxing or entertaining guests.

### Dining Room

The dining room offers a bright and cheerful space. It is furnished with a sturdy wooden dining table and matching chairs, accommodating family meals or gatherings. Sliding doors open directly onto the garden, bringing in fresh air and easy access to outdoor space. The wooden flooring adds warmth and continuity throughout the room.

### Kitchen

The kitchen presents a practical and cosy space with a mix of wooden cabinetry to add character. It features a double oven and ample work surfaces, designed for everyday cooking. A window overlooks the garden, providing natural light and ventilation, and the kitchen flooring is finished with wood-effect laminate for easy maintenance.

### Bedroom

This bedroom is furnished with a wooden framed double bed dressed with white and navy bedding, complemented by matching navy curtains. A window allows natural light to brighten the space, and simple bedside tables and tasteful decor complete the room with a calm and restful feel.

### Bedroom 2

A well-presented bedroom featuring a double bed. The room includes practical storage solutions with wardrobes and chest of drawers, as well as a wall-mounted TV. A bay window is dressed with dark curtains, allowing natural light to filter in comfortably.

### Bedroom 3

This compact bedroom is decorated in soft grey and features a single bed with a dark cover and mustard yellow cushions. Wall art and shelving add interest and personality, making it a cosy and practical space ideal for a child or guest.

### Bathroom

The bathroom offers a modern and clean space with cream tiled walls and wood-effect flooring. It is fitted with a white toilet, a curved bathtub with an overhead shower, and a pedestal basin. The design is simple yet practical, providing a bright and fresh environment.

### WC

This separate WC is similarly finished with cream tiled walls and wood-effect flooring. It includes a white toilet and a pedestal basin beneath a window fitted with vertical blinds, providing privacy while allowing in natural light.

### Hallway

The hallway is welcoming with neutral walls and wood-effect flooring that leads to the main rooms of the house. A staircase with white banisters ascends to the first floor, and the space is well-lit and practical for daily use.

### Landing

The landing is bright and airy, featuring a window dressed with light curtains that allows natural light to fill the space. Carpeted flooring leads to the various bedrooms and bathroom, with soft neutral walls creating a calm atmosphere.

### Rear Garden

The rear garden is a delightful outdoor space with a well-maintained lawn bordered by mature shrubs and trees that offer privacy and a sense of tranquility. Raised flower beds and a garden shed provide added interest and practicality, making this a lovely spot for relaxation or outdoor activities.

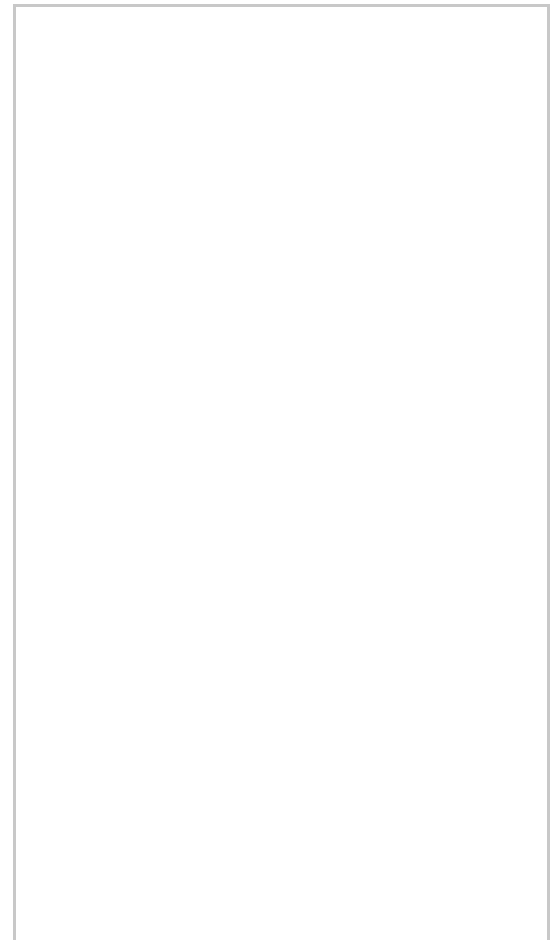
### Courtyard

A small, gravelled courtyard area at the rear of the property features a wooden picnic bench and a charcoal grill, ideal for casual outdoor dining and entertaining. The space is enclosed by fencing, offering privacy and a cosy atmosphere.

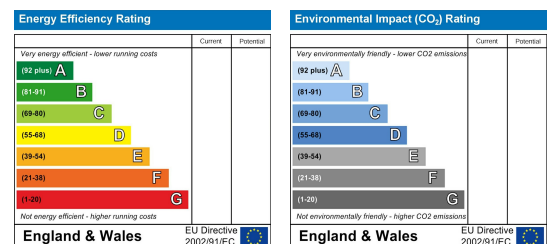
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email: [sedgley@hunters.com](mailto:sedgley@hunters.com) <https://www.hunters.com>