

for sale

offers over **£300,000** Freehold

**Paul  
Dubberley**



The Broadway West Bromwich B71 2QQ



# The Broadway West Bromwich B71 2QQ



## Property Description

Situated on the ever-popular Broadway in West Bromwich, this well-presented three-bedroom semi-detached property offers generous living space, excellent convenience, and fantastic family appeal.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge perfect for relaxing and entertaining, and a fitted kitchen with ample storage and workspace. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom, providing comfortable living for growing families, first-time buyers, or investors alike.

Externally, the home boasts a private rear garden, ideal for outdoor dining and family activities, while the driveway provides convenient off-road parking.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

## Entrance Porch

Having a double glazed door to the front and double glazed windows to the side. A further door leads into the entrance hall.

## Entrance Hall

Stairs leading to the first floor, understairs storage and doors leading to the lounge and kitchen/diner.

## Lounge

Having a double glazed bay window to the front, a central heated radiator and double doors leading into the kitchen/diner

## Kitchen/Diner

Open-plan kitchen and dining space fitted with a comprehensive range of wall and base units complemented by work surfaces, incorporating a Belfast sink, integrated double oven and hob and space for an American-style fridge/freezer.

A central island incorporates a breakfast bar with seating for casual dining.

Further benefits include recessed ceiling spotlights, a central heating radiator, large skylight, a double glazed window to the rear and double glazed sliding patio doors leading to the rear garden.

## First Floor Landing

Stairs rising from the entrance hall, a double glazed window to the side and doors leading to;

## Bedroom One

Having a double glazed window to the rear, fitted wardrobes and a central heated radiator.

## Bedroom Two

Having a double glazed bay window to the front and a central heated radiator.

## Bedroom Three

Having a triangular bay window to the front and a central heated radiator.

## Bathroom

Family bathroom fitted with a contemporary white suite comprising a panelled bath with glazed shower screen and shower over, low-level WC and a vanity wash hand basin with useful storage beneath complemented by wall tiling. Further benefits include a obscure double glazed window to the rear elevation and recessed ceiling lighting spotlighting.

## Rear Garden

Enclosed rear garden benefiting from paved patio area with steps leading to a raised artificial lawn.

The garden extends beyond, incorporating additional lawned and planted areas with mature shrubs, established borders and timber fencing to the boundaries. The detached garage can be accessed via a double glazed door to the side.

## Front Garden

Generous tarmac driveway, the property enjoys ample off-road parking for multiple vehicles. A side driveway provides convenient access to the rear garden and garage while entry to the property is gained via an enclosed entrance porch.

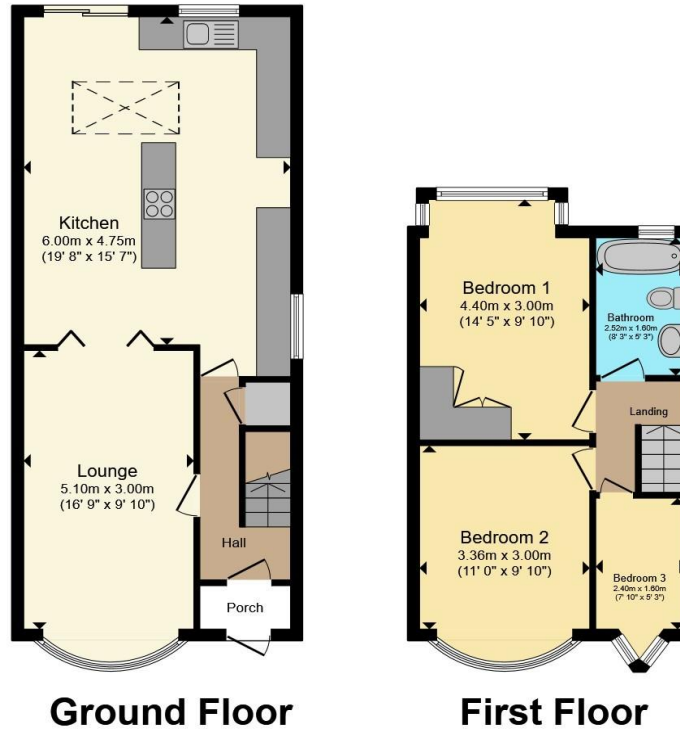












Total floor area 88.8 m<sup>2</sup> (956 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)

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EPC Rating: E Council Tax  
 Band: C

**view this property online** [PaulDubberley.co.uk/Property/PWB105540](http://PaulDubberley.co.uk/Property/PWB105540)

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