



**The Broadway,
Dudley, DY1 3DN**

Offers Over £260,000



Skitts Estate Agents are delighted to offer for sale this spacious three bedroom semi-detached family home, occupying a sought-after position along The Broadway in Dudley. This property presents an excellent opportunity for buyers looking to create their ideal family home in a popular and convenient location.

Situated close to local amenities, schools and excellent transport links, with easy access to motorway networks, the property is ideally placed for commuting whilst remaining a perfect base for family living. The accommodation is both spacious and versatile and briefly comprises: entrance porch, welcoming hallway, front lounge, separate sitting/dining room, fitted kitchen and a useful ground floor shower room.

To the first floor are three generously sized bedrooms, together with a family bathroom and separate WC. Externally, the property benefits from a large driveway providing ample off-road parking to the front, whilst to the rear is a private and enclosed garden offering a pleasant outdoor space for relaxation and entertaining. Offering excellent potential, this well-proportioned home is sure to attract early interest. Call Skitts today to secure your viewing.

Tenure: FREEHOLD **Council Tax Band: C** **EPC: D**

Entrance Porch

Hallway

Lounge 13' 9" x 10' 4" (4.19m x 3.15m)

Sitting/Dining Room 12' 11" x 19' 7" (3.93m x 5.96m)

Kitchen 16' 8" x 8' 6" (5.08m x 2.59m)

Shower Room 8' 2" x 6' 7" (2.49m x 2.01m)

First Floor Landing

Bedroom One 15' 2" x 10' 5" (4.62m x 3.17m)

Bedroom Two 12' 1" x 10' 11" (3.68m x 3.32m)

Bedroom Three 8' 11" x 6' 11" (2.72m x 2.11m)

Family Bathroom 5' 6" x 8' 1" (1.68m x 2.46m)

W.C 3' 0" x 5' 2" (0.91m x 1.57m)

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



TENURE: **Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: C

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

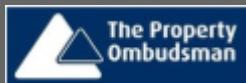




**15 Dudley Street
Sedgley
DY3 1SA**

01902 686868

sedgley@skitts.net



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: