

SKITTS

ESTATE AGENTS



**The Broadway,
Dudley, DY1 3EL**

£265,000

01902 686868

We Value Your Home



This extremely well presented and extended semi-detached family home is set in a highly popular residential area, close to everyday amenities and just a short distance from Dudley Town Centre. Stylishly decorated and maintained to a high standard throughout, the property is ready to move into and offers generous living space, modern comforts and a private rear garden, making it an ideal choice for growing families.

The ground floor welcomes you with a double glazed entrance porch leading into a bright reception hall with a convenient WC. A charming sitting room with bay window and wall-mounted gas fire provides a cosy retreat, while the impressive 20ft living room is a true highlight of the home, complete with feature fireplace, gas fire and French doors opening onto the garden. The kitchen has been fitted to a stylish standard and comes well equipped with an integrated oven, electric hob, refrigerator, freezer and waste bin.

Upstairs, the property offers three bedrooms, including two generous doubles with built-in wardrobes, along with a well-sized single room. The delightful shower room features a shower cubicle, low flush WC and wash hand basin.

Outside, the property continues to impress with a tarmac driveway providing off-road parking alongside a neat lawn fore-garden. The rear garden is a private and relaxing space, offering a patio area, steps down to a well-kept lawn and a variety of flowering shrubs.

A good-sized garage with up-and-over door, lighting and power further adds to the practicality of this home. Combining space, comfort and convenience, this attractive property has been carefully improved and thoughtfully designed, offering everything a family needs. Viewing is highly recommended to fully appreciate all it has to offer.

Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

Approach By way of tarmac driveway providing off road parking for numerous vehicles.

Entrance Porch

Reception Hall

Downstairs WC

Living Room 20' 5" x 11' 7" (6.22m x 3.53m)

Dining Room 13' 4" x 12' 6" (4.06m x 3.81m)

Kitchen 16' 6" x 8' 0" (5.03m x 2.44m)

First Floor Landing

Bedroom One 14' 5" x 10' 7" (4.39m x 3.22m)

Bedroom Two 11' 10" x 9' 3" (3.60m x 2.82m)



Bedroom Three 8' 2" x 8' 1" (2.49m x 2.46m)

Shower Room 6' 11" x 6' 0" (2.11m x 1.83m)

Garage 23' 10" x 9' 2" (7.26m x 2.79m)

Rear Garden Enclosed and private from neighbouring properties.

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.



