



**Connells**

The Broadway  
Dudley



### Property Description

This beautifully renovated detached family home has been significantly enhanced by its current owners, providing move-in-ready living spaces that cater perfectly to family needs. Located on the highly desirable The Broadway, the property features three generously sized bedrooms, ample off-road parking, and a pleasant landscaped rear garden. Its prime location offers convenient access to Bishop Milner School, Dudley College, transport links, and local amenities, making it an ideal choice for families.

### Entrance Porch

Double glazed door to the front elevation.

### Entrance Hall

Door to the front, stairs to first floor accommodation, central heating radiator.

### Lounge / Dining Room

22' 5" x 11' 1" ( 6.83m x 3.38m )

Double glazed window to the front elevation, double glazed window to the rear, double glazed door to the rear, electric fire with feature surround, central heating radiator.

### Study

14' 5" x 7' 2" ( 4.39m x 2.18m )

Double glazed window to the front elevation, central heating radiator.

### Kitchen

11' 3" x 8' 10" ( 3.43m x 2.69m )

A fitted kitchen to include a range of wall and base units with work surfaces over, sink unit with mixer tap over, electric oven & electric hob with cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for domestic appliances, tiling to splashback, central heating boiler, pantry, double glazed window to the rear, double glazed door to the side.



## First Floor

### Landing

Double glazed window to the side, loft access.

### Bedroom One

11' x 10' 2" ( 3.35m x 3.10m )

Double glazed window to the front elevation, central heating radiator.

### Bedroom Two

12' 1" x 11' 1" ( 3.68m x 3.38m )

Double glazed window to the rear elevation, central heating radiator.

### Bedroom Three

10' 11" x 10' 2" ( 3.33m x 3.10m )

Double glazed window to the front elevation, central heating radiator.

## Bathroom

Suite to comprise bath, separate shower enclosure, wash hand basin, tiling, double glazed window to the rear.

## Separate W.C.

Having w.c., tiling, central heating radiator, double glazed window to the rear.

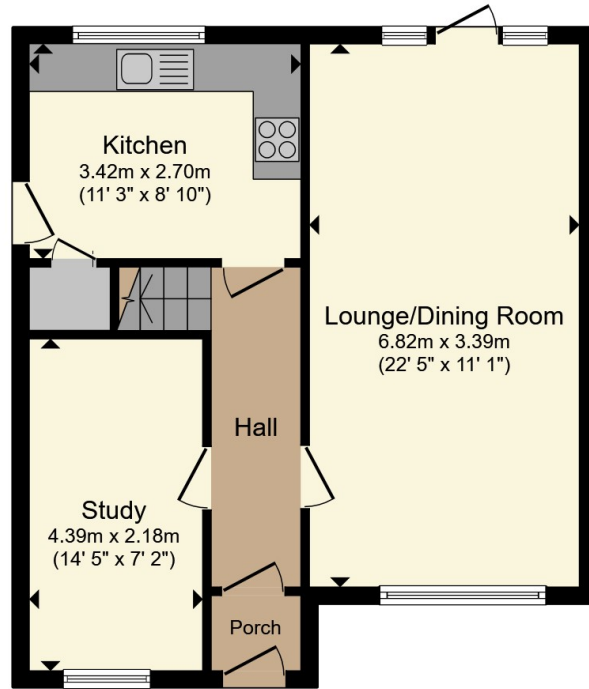
## Outside

To the front of the property tarmac driveway giving off road parking, side access to rear garden. Landscaped rear garden having patio area, feature decking, lawned area, various shrubs & borders, further decking area, storage shed & verandah.

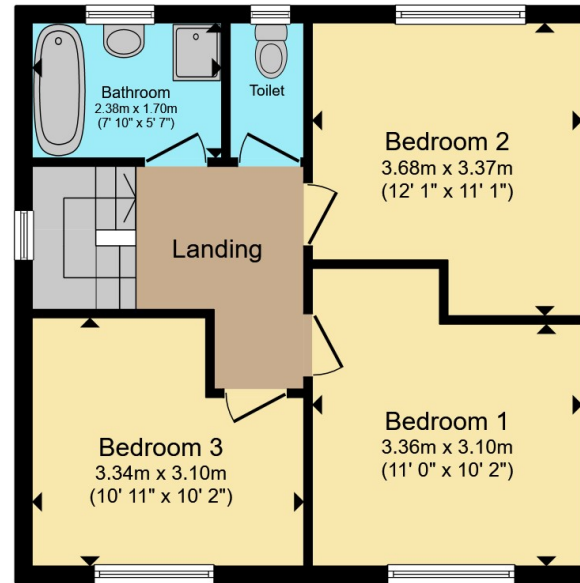








**Ground Floor**



**First Floor**

Total floor area 97.7 m<sup>2</sup> (1,052 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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**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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