

AP MORGAN



The Broadway, Dudley

Offers in the region of £300,000

Features:

- Well-presented four-bedroom semi-detached home
- Exciting opportunity for large and growing families
- Spacious lounge/dining room
- Substantial kitchen/diner
- Ground floor WC
- Converted loft space creating Bedroom One
- Ensuite shower room
- Large & versatile rear garden

Description:

Big family? Bigger home.

A generously proportioned four-bedroom semi-detached home, this property offers an exciting opportunity for large and growing families seeking flexible, versatile living across three floors.

The ground floor has been thoughtfully arranged to accommodate both relaxed family life and everyday practicality. A spacious lounge provides a welcoming reception space, flowing through to an adjoining dining area — ideal for family gatherings and entertaining guests. The substantial kitchen/diner sits at the heart of the home, offering ample room for cooking, dining, and day-to-day family living. Completing the ground floor is a convenient shower room/WC, a highly sought-after addition that adds real practicality to a busy household.

Rising to the first floor, three well-proportioned bedrooms are served by a family bathroom. The layout offers comfortable accommodation with good room sizes throughout, making it perfectly suited to families at every stage.

The second floor reveals a beautifully converted loft space, creating a particularly impressive and private bedroom. This versatile space benefits from its own en-suite shower room — a real luxury for parents or older occupants seeking a degree of separation from the rest of the household.



Outside, the property is complemented by a large and versatile rear garden, offering tremendous scope for outdoor entertaining, play space for children, or further development (subject to the usual consents).

With a total area of approximately 115.4 sq. metres (1,241.7 sq. ft.) across three floors, this is a home that grows with your family. Early viewing is strongly recommended.

Details:

Hallway

Lounge 12'3" x 12'11" (3.73m x 3.94m) Both Max

Dining Area 9'6" x 9' (2.9m x 2.74m) Both Max

Kitchen/Diner 24'8" x 11'11" (7.52m x 3.63m) Both Max

Shower Room 2'11" x 7'5" (0.9m x 2.26m)

Landing

Bedroom One 11'11" x 12'3" (3.63m x 3.73m) Both Max

Bedroom Two 9'5" x 12'3" (2.87m x 3.73m) Both Max

Bedroom Three 5'9" x 8'11" (1.75m x 2.72m)

Bathroom 7'11" x 8'11" (2.41m x 2.72m)

Bedroom 12'7" x 18'2" (3.84m x 5.54m)

En-Suite Shower Room 6'1" x 3'8" (1.85m x 1.12m)

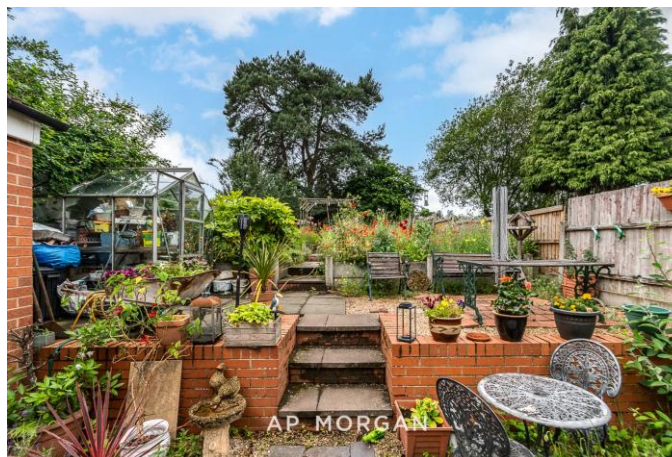
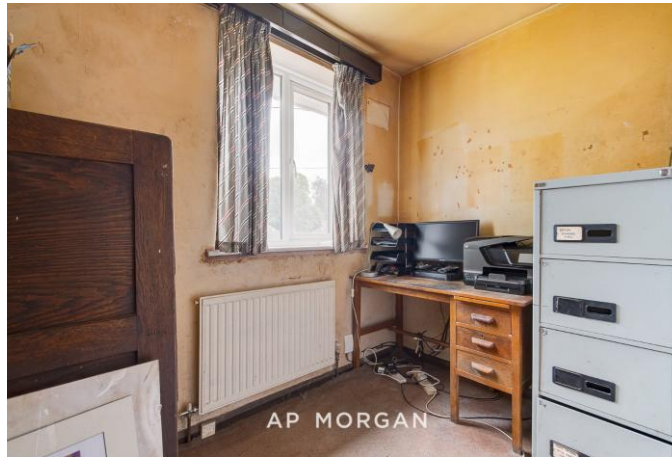
Eaves Storage 4'8" x 6'11" (1.42m x 2.1m)

EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

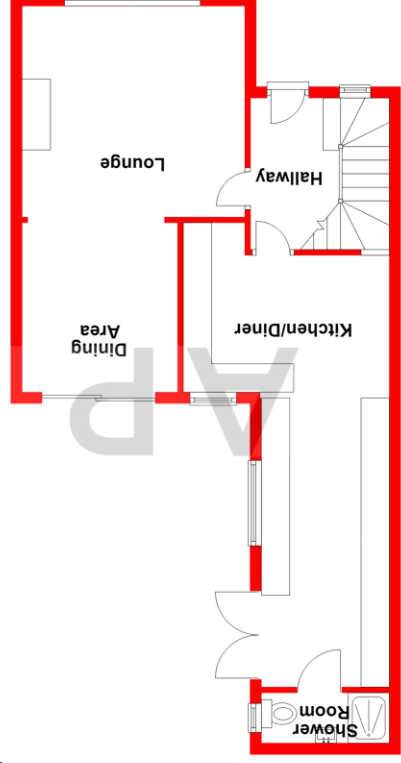
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

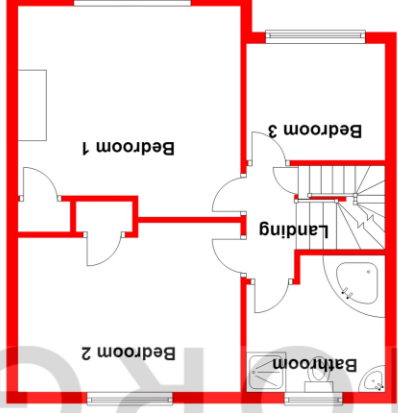
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

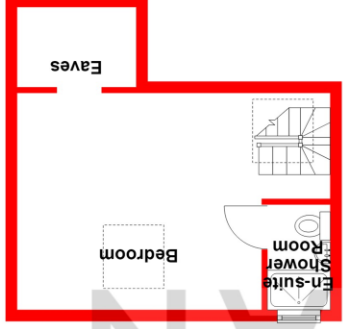
Ground Floor
Approx. 53.8 sq. metres (579.6 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.4 sq. feet)



Second Floor
Approx. 24.4 sq. metres (262.7 sq. feet)



Total area: approx. 115.4 sq. metres (1241.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and no appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Pinulip.

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