

**AP MORGAN**



**The Broadway, Dudley**  
Asking Price £285,000

**Features:**

- Available now
- Three double bedroom semi detached
- Two bathrooms
- Utility room
- Large lounge
- Low maintenance garden
- Spacious driveway for multiple vehicles
- Great central location

**Description:**

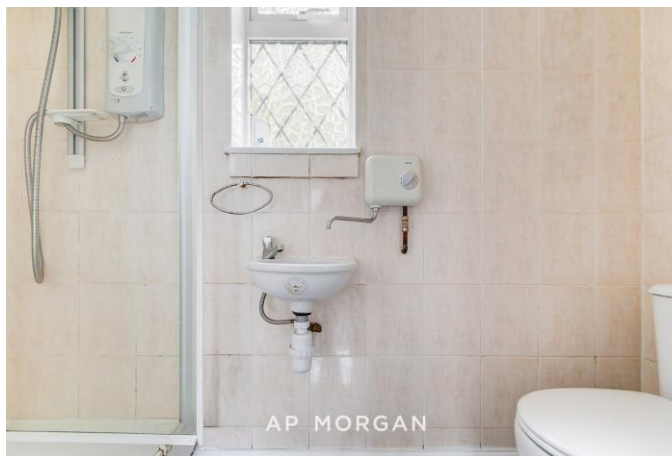
Presenting this spacious semi-detached three-bedroom home in Dudley, conveniently located near Dudley town centre, in a highly sought-after location with top-rated schools and picturesque parks.

Inside, the layout comprises of an entrance hall that leads to a generously sized lounge featuring a fireplace. The kitchen is well-equipped with ample storage, an integrated dishwasher, and a gas oven. Additionally, there's a dining room and a spacious utility room, offering access to a convenient downstairs shower room and the rear garden.

The upper level boasts three sizable double bedrooms and a bathroom with a shower over the bath.

Outside, the property includes a substantial driveway with ample space for multiple vehicles. There's also a gate that provides direct access to the low-maintenance rear garden.

This home is ideally situated, offering easy access to a variety of local amenities, schools, as well as beautiful parks and attractions, such as Dudley Zoo and the Black Country Living Museum, all within a short distance.



**Details:**

**Entrance Hall**

**Lounge** 16'11" x 10'11" (5.16m x 3.33m)

**Kitchen** 8'8" x 12'8" (2.64m x 3.86m)

**Dining Room** 7'11" x 11'4" (2.41m x 3.45m)

**Utility Room** 12'2" x 7'9" (3.7m x 2.36m)

**Shower Room** 2'6" x 7'10" (0.76m x 2.4m)

**First Floor Landing**

**Bedroom One** 16'11" x 10'11" (5.16m x 3.33m)

**Bedroom Two** 10'7" x 9'10" (3.23m x 3m)

**Bedroom Three** 10'7" x 9'4" (3.23m x 2.84m)

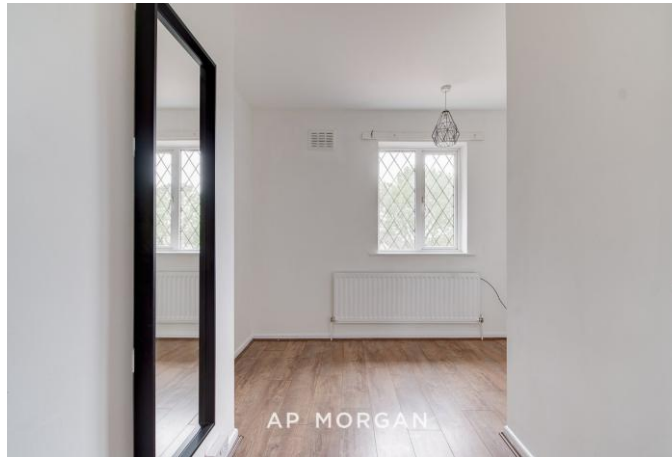
**Bathroom** 5'9" x 6'6" (1.75m x 1.98m)

**EPC Rating:** D

**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](http://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

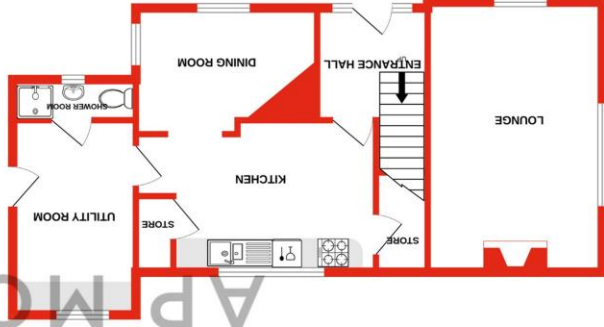
laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who

will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 +

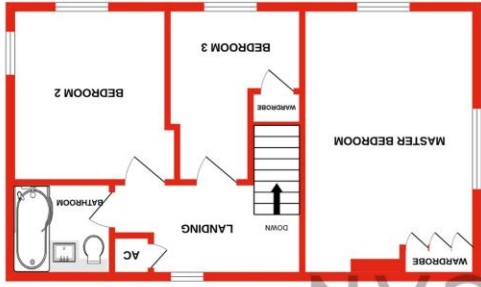
VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks

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  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.6 sq.m.) approx.

TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omissions or mis-identifications. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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