

DAN FROST exp[®] UK

Property Report

Report Generated on 29 / 08 / 2025



 **31, Lake Street, Dudley, DY3 2AU**

3 Bed Detached Property For Sale

Asking Price: £350,000

 **07579031854**

 **dan.frost@eXp.uk.com**

DAN FROST

POWERED BY
exp [®] UK



ABOUT US

Why Dan Frost?

Because I'll treat your move like it matters — because it does. I'm not here to tick boxes or hand you off to someone else. When you work with me, you get me. From the first call to the final handshake, I'm involved, available and fully invested.

I combine strong marketing with real local knowledge and honest, no-nonsense advice. I won't overpromise or sugar-coat anything — I'll just do the job properly and keep you informed the whole way through.



07579031854

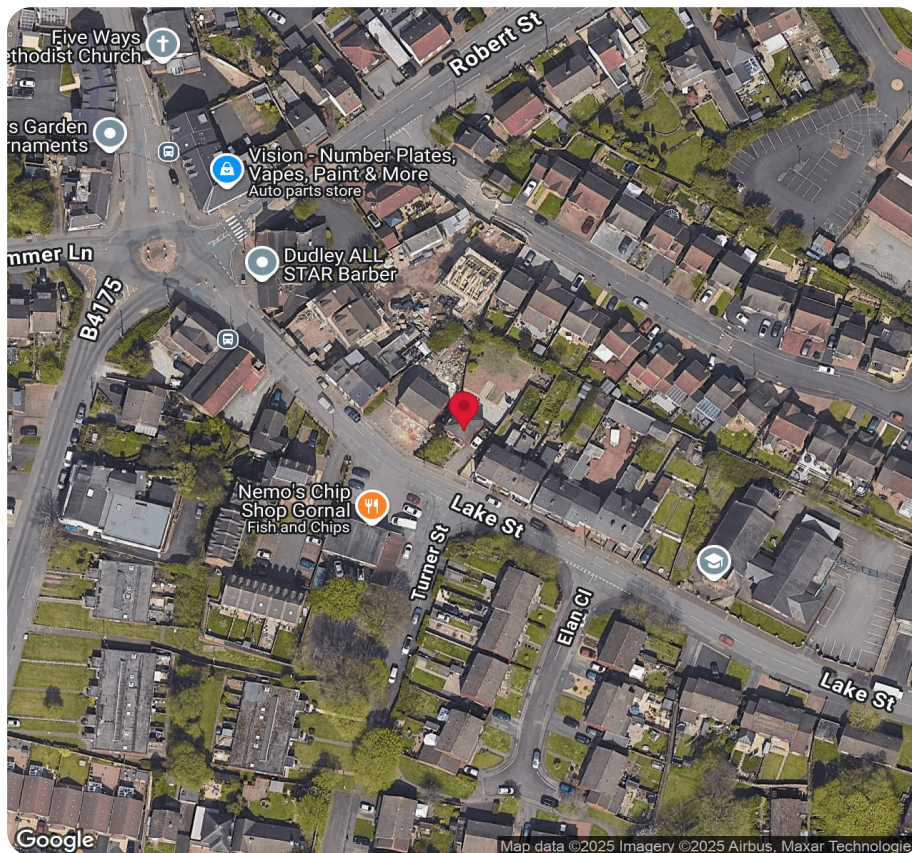


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STREET VIEW / ORDNANCE SURVEY MAP



PROPERTY SUMMARY

KEY FEATURES



£350,000

CURRENT MARKET
PRICE



Detached
PROPERTY TYPE



3
BEDROOMS



1
BATHROOMS



915.00 Sqft
(85.01 SQ. M.)
FLOOR AREA



£170,000
LAST SOLD PRICE



07-04-2008
LAST SOLD DATE



WM848069
TITLE NUMBER



Freehold
TENURE



1967-1975
YEAR BUILT



-
COMPANY OWNED



**Not a Flood
Risk Area**
FLOOD RISK

KEY DETAILS

Dudley
COUNCIL

West Midlands
COUNTY

Dudley
CONSTITUENCY

West Midlands
REGION

65 / D
EPC RATING

[Domestic EPC in the Area](#)
[Non-Domestic EPC in the Area](#)

EPC RATINGS IN THE AREA

-
PLANNING APPLICATION

No
PARKING FACILITIES

No
ACCESSIBILITY FEATURES

Yes
GAS SUPPLY

Yes
ELECTRICITY SUPPLY

Yes
WATER SUPPLY

PROPERTY IMAGES

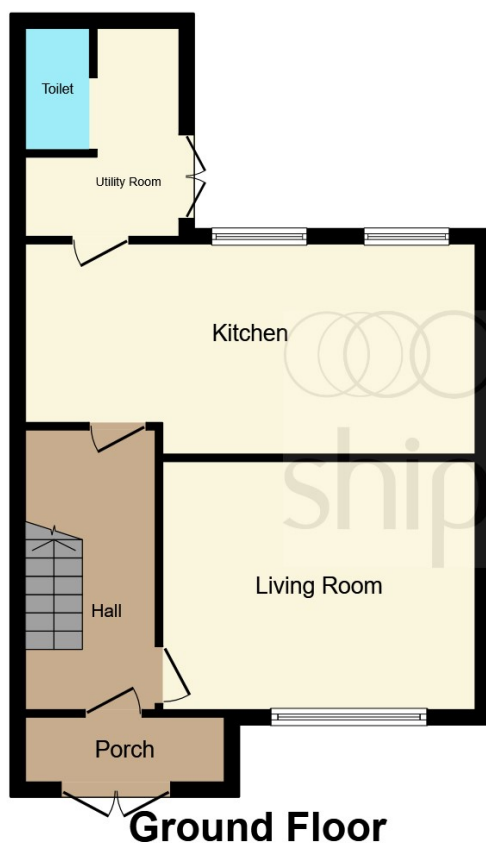
Browse through the property images to get a better idea -
Take a look at the property images.



PROPERTY IMAGES



PROPERTY FLOOR PLAN



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.focalagent.com

EPC - ENERGY PERFORMANCE CERTIFICATE

31, Lake Street,
Dudley,
DY3 2AU

Energy Rating

D

Valid until
10-05-2035

This property's current energy rating is **65/D**. It has the potential to be **84/B**.
See how to improve this property's energy efficiency.

Energy Efficiency Rating

Very Energy Efficient - Lower Running Costs	Current	Potential
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Roof	Pitched, 75 mm loft insulation
Walls	Cavity wall, as built, no insulation (assumed)
Window	Fully double glazed
Floor	Solid, no insulation (assumed)
Main Heating	Boiler and radiators, mains gas
Main Heating Controls	Programmer, room thermostat and TRVs
Secondary Heating	None
Hot Water System	From main system
Lighting	Low energy lighting in all fixed outlets

Current Efficiency	65 / D
Potential Efficiency	84 / B
Inspection Date	10-05-2025
Valid Until	10-05-2035
Tenure	Owner-occupied
Habitable Rooms	5
Heated Rooms	5
Local Authority	Dudley E08000027 (click to know more)
Total Floor Area	915.00 Sq.Ft. (85.01 Sq.M.)
Property Type	House
Roof Efficiency	Average
Wall Efficiency	Poor
Window Efficiency	Average
Floor Efficiency	Unknown
Main Heating Efficiency	Good
Secondary Heating Efficiency	-
Hot Water Efficiency	Good
Lighting Efficiency	Very Good
Floors	-
Floor Height	2.62(m)

SOLD PRICES ON STREET



67, Lake Street, Lower Gornal DY3 2AL
 £215,000
 Semi Detached 3 1173 Sq.Ft.
 FREEHOLD

Sold Date
 19/07/2024



95, Lake Street, Dudley DY3 2AJ
 £360,000
 Terraced 3 1623 Sq.Ft.
 FREEHOLD

Sold Date
 15/12/2023



73, Lake Street, Dudley DY3 2AJ
 £180,000
 Semi Detached 3 1023 Sq.Ft.
 FREEHOLD

Sold Date
 25/08/2023



9b, Lake Street, Dudley DY3 2AU
 £235,000
 1087 Sq.Ft. FREEHOLD

Sold Date
 12/08/2022



9a, Lake Street, Dudley DY3 2AU
 £235,000
 1087 Sq.Ft. FREEHOLD

Sold Date
 12/08/2022



9, Lake Street, Dudley DY3 2AU
 £255,000
 1087 Sq.Ft. FREEHOLD

Sold Date
 12/08/2022



101, Lake Street, Dudley DY3 2AJ
 £153,000
 Terraced 2 657 Sq.Ft.
 FREEHOLD

Sold Date
 23/05/2022



77, Lake Street, Dudley DY3 2AJ
 £160,000
 Semi Detached 3 1055 Sq.Ft.
 FREEHOLD

Sold Date
 10/05/2019



99, Lake Street, Dudley DY3 2AJ
 £143,000
 Terraced 3 1109 Sq.Ft.
 FREEHOLD

Sold Date
 21/11/2018



93, Lake Street, Dudley DY3 2AJ
 £203,000
 Semi Detached 2 829 Sq.Ft.
 FREEHOLD

Sold Date
 14/09/2018



83, Lake Street, Dudley DY3 2AJ
 £182,500
 End of Terrace 3 1195 Sq.Ft.
 FREEHOLD

Sold Date
 28/03/2018



37, Lake Street, Dudley DY3 2AT
 £120,000
 End of Terrace 2 FREEHOLD

Sold Date
 15/12/2017



71, Lake Street, Dudley DY3 2AJ
 £130,000
 Semi Detached 3 1109 Sq.Ft.
 FREEHOLD

Sold Date
 05/08/2016



Flat 2, Wickliffe, Lake Street, Lower Gornal
 DY3 2AU
 £166,750
 377 Sq.Ft. LEASEHOLD

Sold Date
 24/03/2016

MARKET ANALYSIS

Annual Percentage in the **Dudley** area has changed by - **0.3%** in the last 12 months for Detached properties.

To compare the above data, average values across the UK went up by **+4.4%** in the last **12 months**.

The current average price in the **Dudley** area is **£338,310**.



PROPERTY TYPE

Detached



TIME PERIOD

Last 12 Months



REGION / LOCATION

Dudley



£338,310

Current Average Area Price



-0.3%

Percentage Annual Change



-

Average Area Price / Sqft

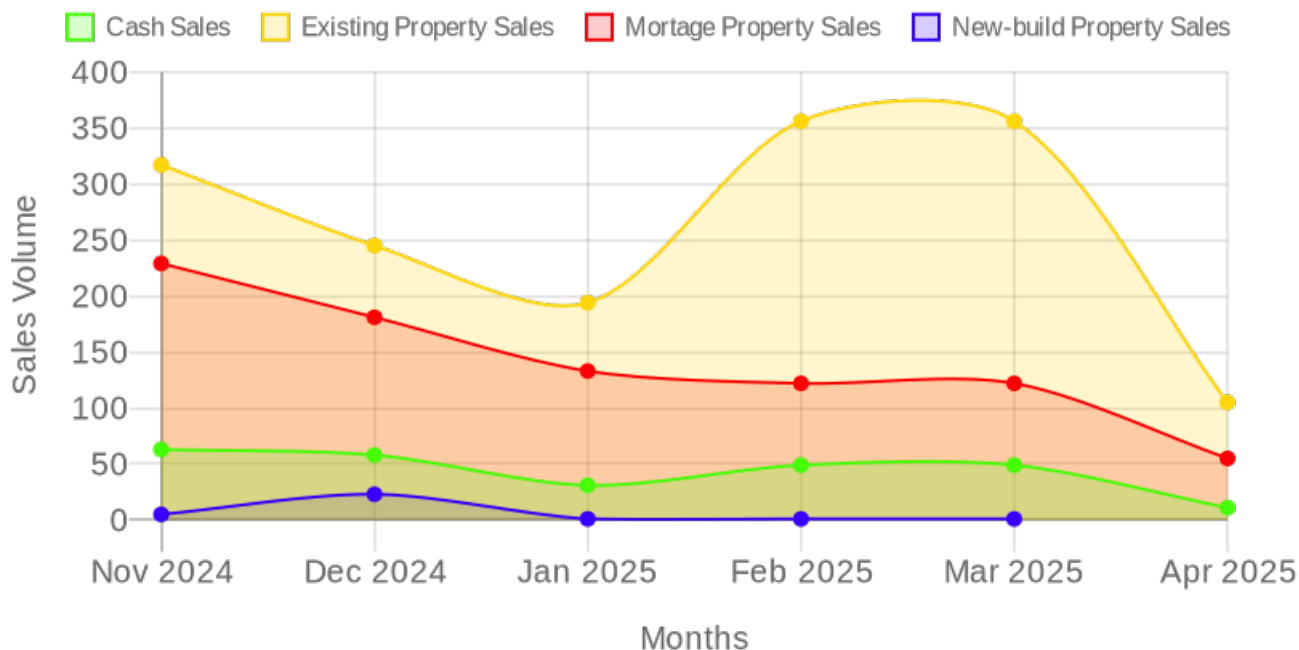


£1,413

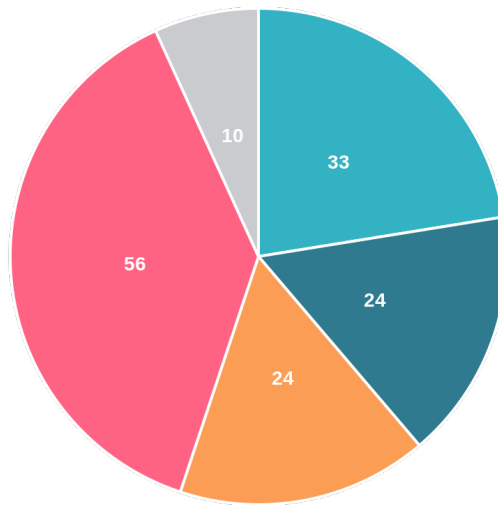
Average Rent Price

Sale Month	Sales Volume	Average Price
Apr 2025	105	£218,812
Mar 2025	357	£222,536
Feb 2025	357	£222,536
Jan 2025	195	£223,441
Dec 2024	268	£222,911
Nov 2024	322	£223,433

Monthly Property Sales Volume



PROPERTY TYPE ANALYSIS



Detached

33

(22.45 %)



Semi Detached

24

(16.33 %)



Terraced

24

(16.33 %)



Flat

56

(38.10 %)

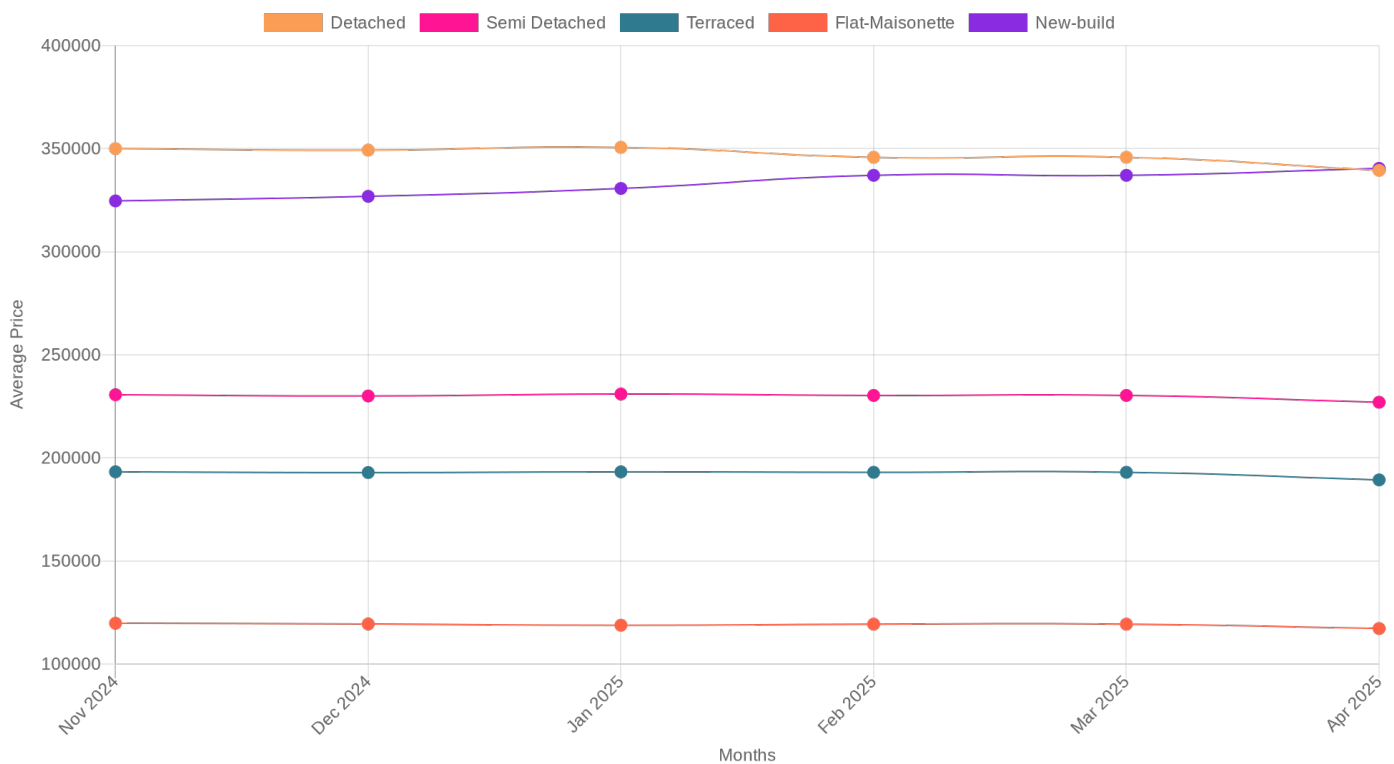


Others

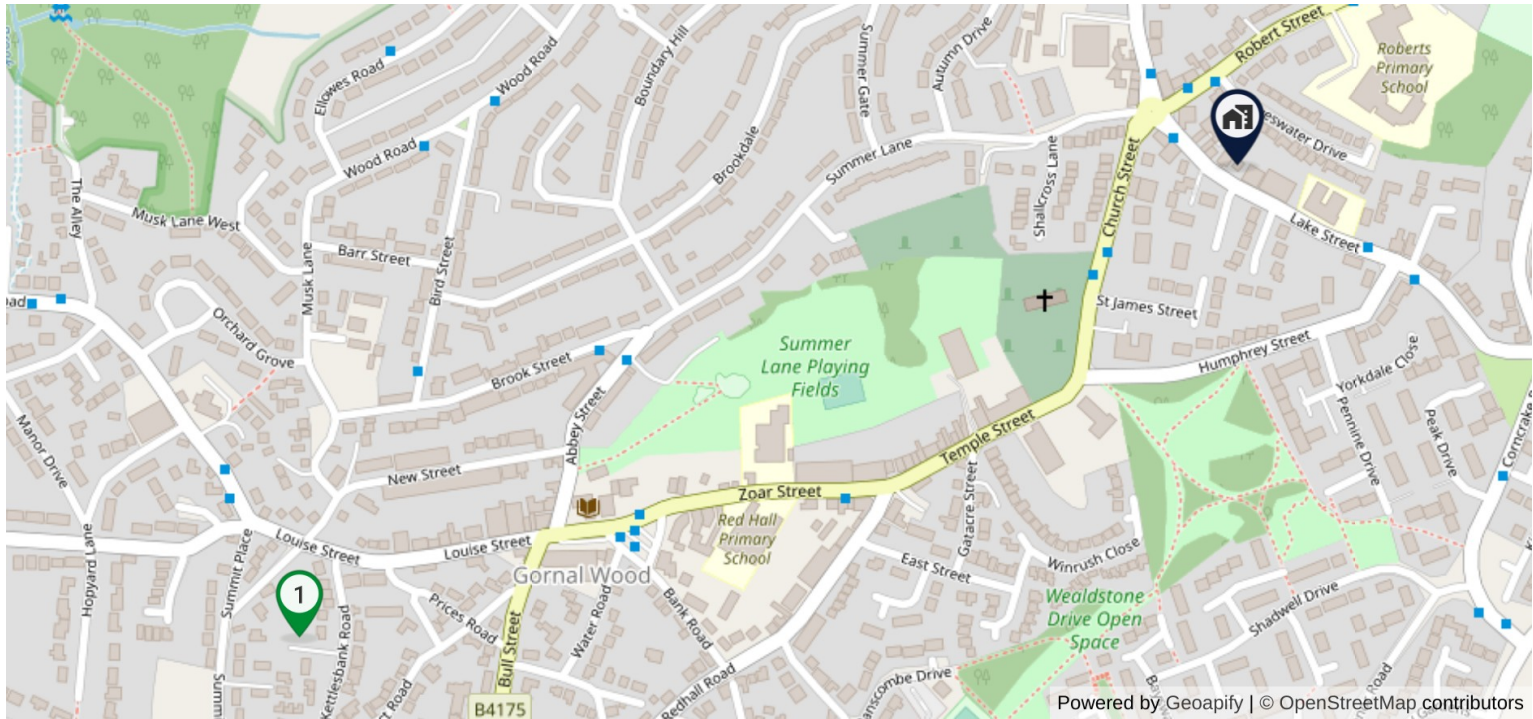
10

(6.80 %)

AVERAGE PRICE CHANGES IN THE AREA



SOLD PROPERTY COMPARABLES



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14a, Kettlesbank Road, Dudley DY3 2TH

£345,000
 Detached
 3

 1367 Sq.Ft.
 FREEHOLD
 0.58 Miles

 Size Tenure Distance

Sold Date
30/10/2024

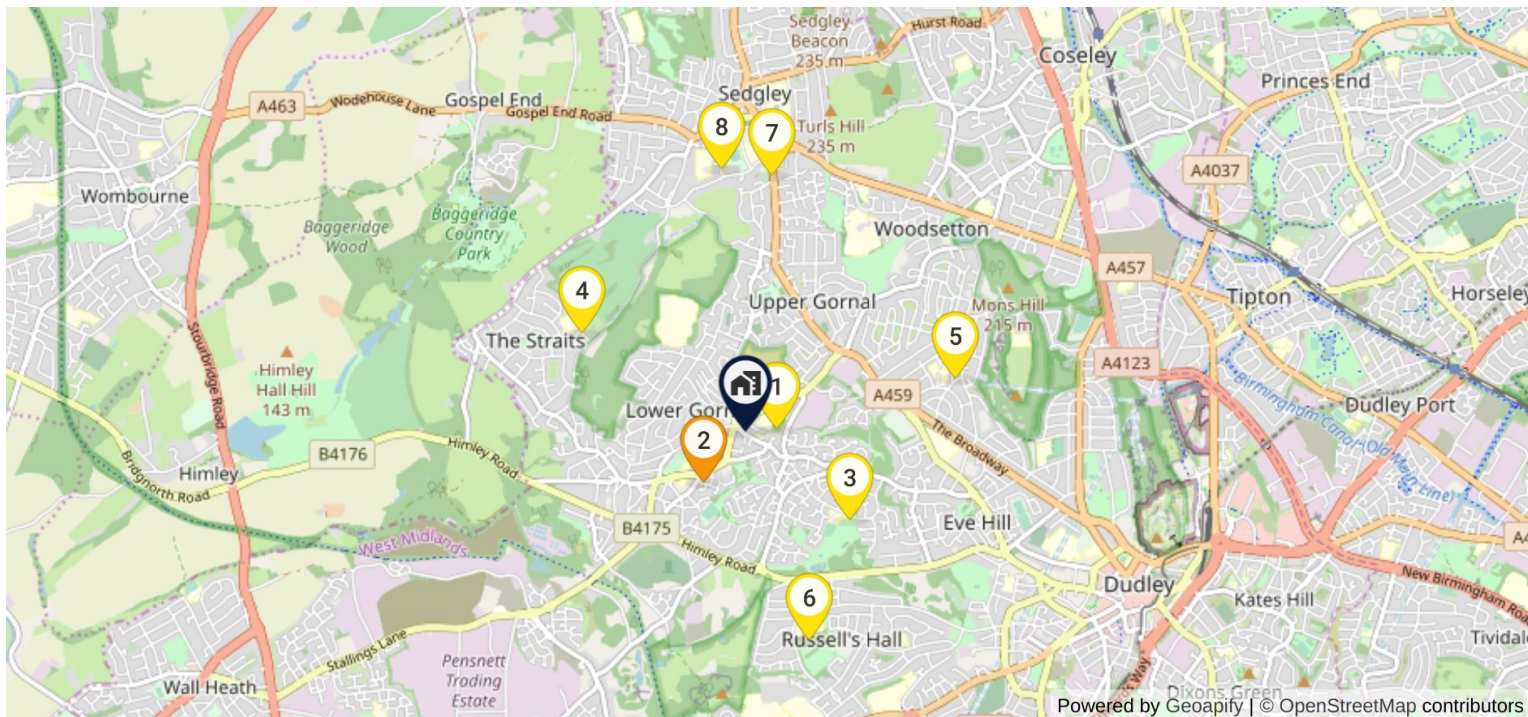
NEAREST PRIMARY SCHOOLS



**31, Lake Street, Dudley,
DY3 2AU**



Outstanding Good Requires Improvement Lowest Not Rated



Roberts Primary School

Roberts Primary School, Robert Street, Lower Gornal, Dudley, West Midlands, DY3 2AZ

678 **Mixed** **No** **No** **0.13 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Red Hall Primary School

Zoar Street, Lower Gornal, Dudley, West Midlands, DY3 2PA

376 **Mixed** **No** **No** **0.28 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Milking Bank Primary School

Milking Bank Primary School, Aintree Way, DUDLEY, West Midlands, DY1 2SL

458 **Mixed** **No** **No** **0.58 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Straits Primary School

Longfellow Road, Lower Gornal, Dudley, West Midlands, DY3 3EE

398 **Mixed** **No** **No** **0.83 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Wrens Nest Primary School

Marigold Crescent, Wrens Nest Estate, Dudley, West Midlands, DY1 3NX

521 **Mixed** **No** **No** **0.93 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Russells Hall Primary School

Overfield Road, Russells Hall Estate, Dudley, West Midlands, DY1 2NX

406 **Mixed** **No** **No** **0.94 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St Chad's Catholic Primary School

Catholic Lane, Sedgley, Dudley, West Midlands, DY3 3UE

233 **Mixed** **No** **No** **1.11 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Cotwall End Primary School

Cotwall End Road, Sedgley, Dudley, West Midlands, DY3 3YG

416 **Mixed** **No** **No** **1.14 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

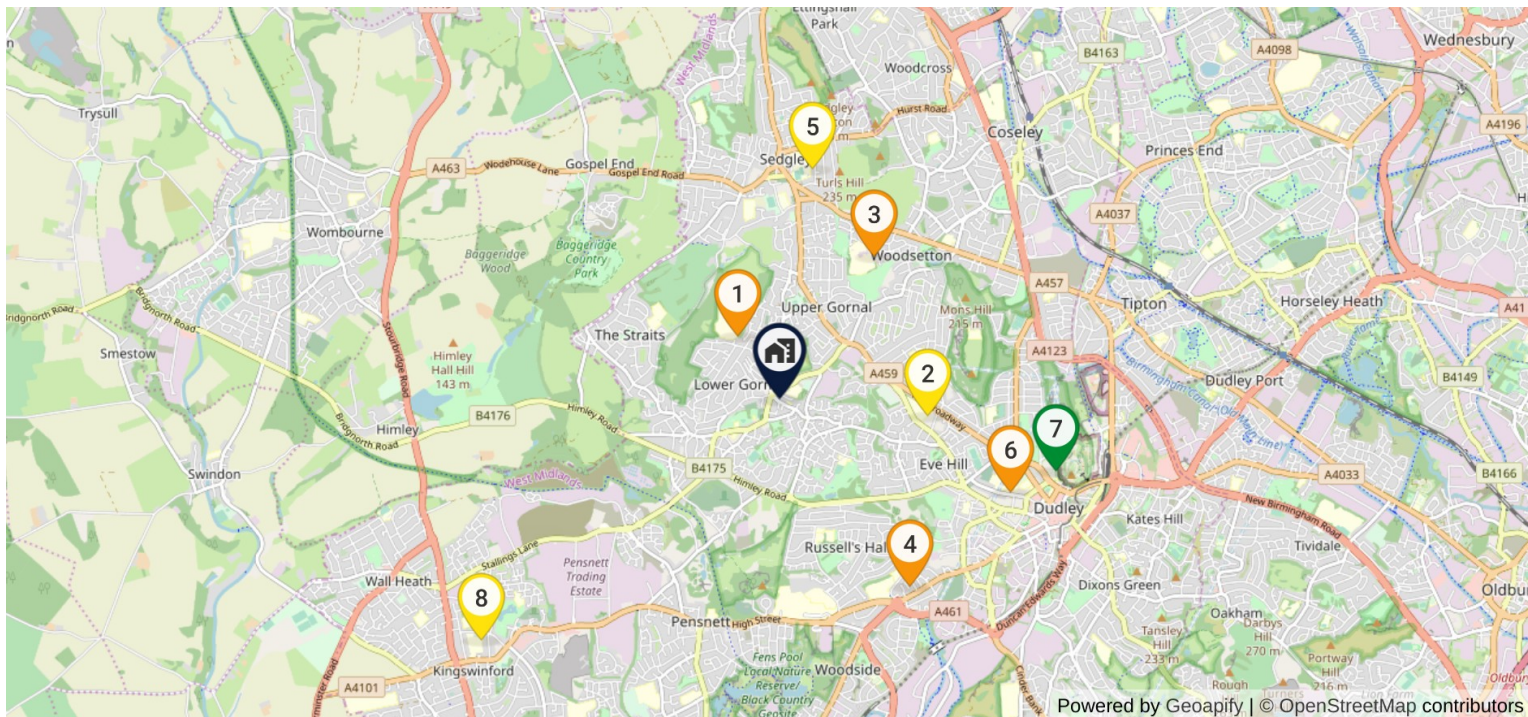
NEAREST SECONDARY SCHOOLS



**31, Lake Street, Dudley,
DY3 2AU**



Outstanding Good Requires Improvement Lowest Not Rated



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1

Ellowes Hall Sports College

Stickley Lane, Lower Gornal, Dudley, West Midlands,
DY3 2JH

1160	Mixed	No	No	0.46 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE

3

Beacon Hill Academy

High Arcal Drive, Sedgley, Dudley, West Midlands, DY3 1BP

1013	Mixed	No	No	1.04 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE

5

The Dormston School

Mill Bank, Sedgley, Dudley, West Midlands, DY3 1SN

1120	Mixed	No	No	1.42 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE

7

Dudley College of Technology

The Broadway, Dudley, West Midlands, DY1 4AS

PUPILS	Mixed	No	No	1.73 Miles
	GENDER	HAS NURSERY	PRIVATE	DISTANCE

2

Bishop Milner Catholic College

Bishop Milner Catholic College, Burton Road, Dudley,
West Midlands, DY1 3BY

862	Mixed	No	No	0.9 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE

4

Pegasus Academy

Scotts Green Close, Dudley, West Midlands, DY1 2DU

596	Mixed	No	No	1.37 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE

6

St James Academy

St James's Road, Dudley, West Midlands, DY1 3JE

761	Mixed	No	No	1.5 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE

8

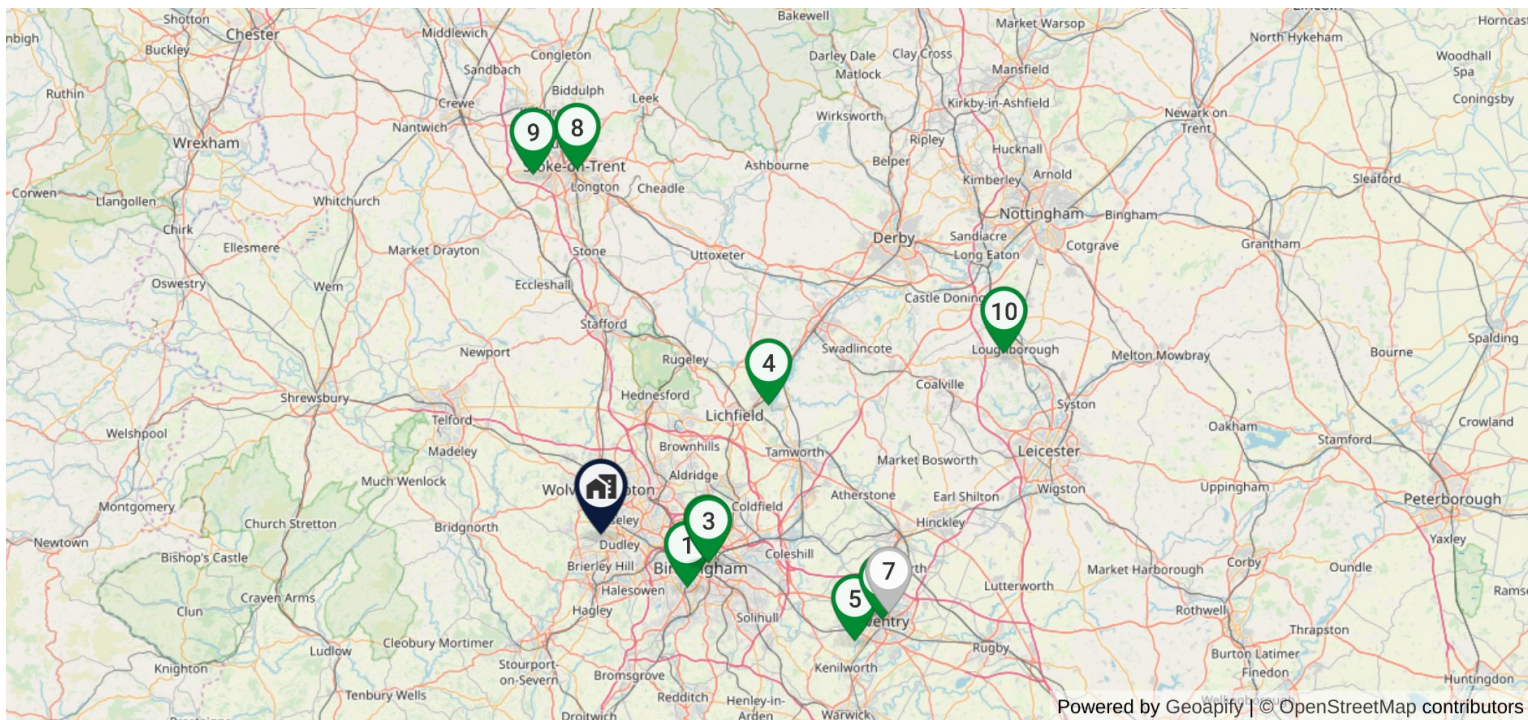
Kingswinford Academy

Water Street, Kingswinford, West Midlands, DY6 7AD

898	Mixed	No	No	2.33 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE

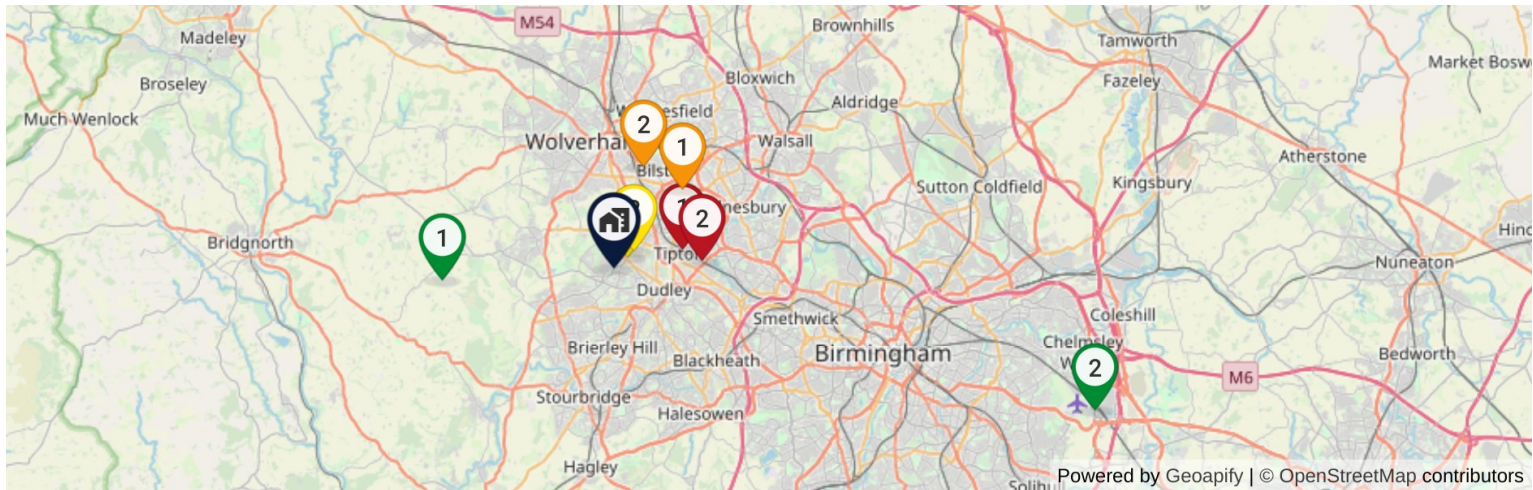
UNIVERSITIES & COLLEGES

 **31, Lake Street, Dudley, DY3 2AU**



- | | |
|--|---|
| <p>1 University of Birmingham ★★★★★</p> <p>Birmingham, United Kingdom</p> <p>9.38 Miles</p> <p>DISTANCE</p> | <p>2 Aston University ★★★★★</p> <p>Aston St, Birmingham B4 7ET, United Kingdom</p> <p>10.1 Miles</p> <p>DISTANCE</p> |
| <p>3 Birmingham Conservatoire ★★★★★</p> <p>200 Jennens Rd, Birmingham B4 7XR, United Kingdom</p> <p>10.22 Miles</p> <p>DISTANCE</p> | <p>4 Birmingham City University ★★★★★</p> <p>Birmingham City University</p> <p>19.7 Miles</p> <p>DISTANCE</p> |
| <p>5 University of Warwick ★★★★★</p> <p>Coventry CV4 7AL, United Kingdom</p> <p>25.54 Miles</p> <p>DISTANCE</p> | <p>6 Coventry University ★★★★★</p> <p>Priory St, Coventry CV1 5FB, United Kingdom</p> <p>27.21 Miles</p> <p>DISTANCE</p> |
| <p>7 Ulster University</p> <p>Ulster university, Birmingham CV2 4GP, United Kingdom</p> <p>27.63 Miles</p> <p>DISTANCE</p> | <p>8 Staffordshire University ★★★★★</p> <p>College Rd, Stoke-on-Trent ST4 2DE, United Kingdom</p> <p>33.83 Miles</p> <p>DISTANCE</p> |
| <p>9 Keele University ★★★★★</p> <p>Keele, Newcastle ST5 5BG, United Kingdom</p> <p>33.92 Miles</p> <p>DISTANCE</p> | <p>10 Loughborough University ★★★★★</p> <p>Epinal Way, Loughborough LE11 3TU, United Kingdom</p> <p>40.95 Miles</p> <p>DISTANCE</p> |

TRANSPORT LINKS



AIRPORTS

- 1 Wolverhampton Airport, Crab Ln, Stourbridge DY7 5DY, United Kingdom
5.93 Miles
- 2 Birmingham Airport, Trident Rd, Birmingham B26 3QJ, United Kingdom
17.24 Miles
- 3 Coventry Airport, Control Tower, Rowley Rd, Coventry CV3 4FR, United Kingdom
28.86 Miles



TRAIN STATION

- 1 Tipton, Tipton DY4 8ET, United Kingdom
2.45 Miles
- 2 Dudley Port, Tipton, United Kingdom
3.06 Miles
- 3 Cradley Heath, Cradley Heath B64 5AL, United Kingdom
3.75 Miles



BUS STATION

- 1 Kent St, United Kingdom
0.63 Miles
- 2 Parkes Hall Centre, United Kingdom
0.91 Miles
- 3 Elm Green, United Kingdom
1.03 Miles

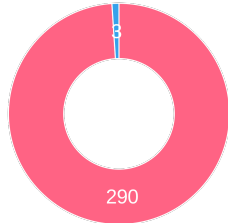


TRAM STATIONS

- 1 Loxdale, Bilston WV14 0TP, United Kingdom
3.6 Miles
- 2 Priestfield, Bilston Rd, Ettingshall, Wolverhampton WV2 2PB, United Kingdom
3.68 Miles
- 3 Bilston Central, Bilston WV14 0AH, United Kingdom
3.7 Miles

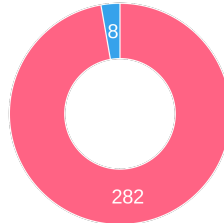
CENSUS DATA

Country Of Birth



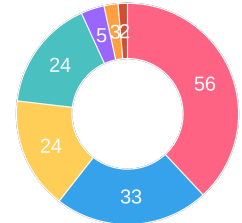
Total		293
Europe	290	99.0 %
Middle East and Asia	3	1.0 %

Second Address



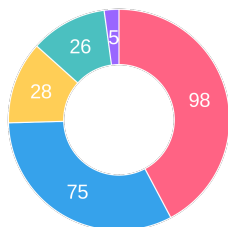
Total		290
No second address	282	97.2%
Second address is in the UK	8	2.8%

Accommodation



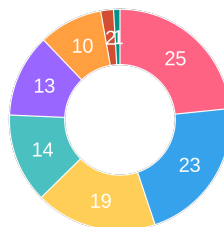
Total		147
In a purpose-built block of flats or tenement	56	38.1%
Detached	33	22.4%
Semi-detached	24	16.3%
Terraced	24	16.3%
Part of a converted or shared house, including bed...	5	3.4%
Part of another converted building, for example, f...	3	2.0%
In a commercial building, for example, in an offic...	2	1.4%

Marital/Civil



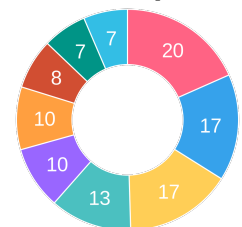
Total		232
Never married and never registered a civil partner...	98	42.2%
Married or in a registered civil partnership	75	32.3%
Divorced or civil partnership dissolved	28	12.1%
Widowed or surviving civil partnership partner	26	11.2%
Separated, but still legally married or still lega...	5	2.2%

Distance To Work



Total		107
2km to less than 5km	25	23.4%
5km to less than 10km	23	21.5%
Works mainly from home	19	17.8%
10km to less than 20km	14	13.1%
Works mainly at an offshore installation, in no fi...	13	12.1%
Less than 2km	10	9.3%
20km to less than 30km	2	1.9%
60km and over	1	0.9%

Area Occupations



Total		109
Process, plant and machine operatives	20	18.3%
Professional occupations	17	15.6%
Skilled trades occupations	17	15.6%
Administrative and secretarial occupations	13	11.9%
Caring, leisure and other service occupations	10	9.2%
Sales and customer service occupations	10	9.2%
Managers, directors and senior officials	8	7.3%
Associate professional and technical occupations	7	6.4%
Elementary occupations	7	6.4%

NEAREST HOSPITALS / GP / DENTISTS / NHS



HOSPITALS (NHS)

Russells Hall Hospital
Pensnett Road Dudley DY1 2HQ
1.22 Miles

Malling Health Dudley Urgent Care Centre
Russells Hall Hospital Pensnett Road
Dudley DY1 2HQ
1.22 Miles

Bushey Fields Hospital
Bushey Fields Road Dudley DY1 2LZ
1.23 Miles



GP (NHS)

Castle Meadows Surgery
100 Milking Bank Dudley DY1 2TY
0.36 Miles

Lower Gornal Medical Practice
Bull Street Lower Gornal Dudley DY3 2NQ
0.53 Miles

The Tandon Medical Centre
10 The Arcade Kent Street Dudley DY3 1UX
0.56 Miles



DENTIST (NHS)

Kemberton
Kemberton 89 Summer Lane Dudley DY3 2HA
0.27 Miles

Bhandal Dental Practice - Lower Gornal
Bhandal Dental Practice 45 Zoar Street
Dudley DY3 2PA
0.3 Miles

Bhandal Dental Practice - Upper Gornal
Bhandal Dental Practice 11 The Arcade
Dudley DY3 2DA
0.51 Miles



HOSPITALS (CQC)

Russells Hall Hospital
Pensnett Road Dudley DY1 2HQ
1.3 Miles

LymphCare UK Central Clinic
Hall Street Dudley DY2 7BX
2.12 Miles

BPAS - Sandwell
Glebefields Health Centre St. Marks Road
Tipton DY4 0SN
3.22 Miles



GP (CQC)

Castle Meadows Surgery
100 Milking Bank Dudley DY1 2TY
0.36 Miles

Lower Gornal Medical Practice
Bull Street, Lower Gornal, Dudley DY3 2NQ
0.53 Miles

Dr Dawes, Foster and Narasimhan
The Ridgeway Surgery 175 The Ridgeway,
Sedgley Dudley DY3 3UH
1.06 Miles



DENTIST (CQC)

Kemberton Dental Practice
Summer Lane Dudley DY3 2HA
0.27 Miles

Bhandal Dental Practice - 45 Zoar Street
45 Zoar Street Lower Gornal DY3 2PA
0.3 Miles

Bhandal Dental Practice - The Arcade
The Arcade 11 Kent Street Upper Gornal DY3 2DA
0.51 Miles

NHS RESPONSE TIMES OF NHS SERVICES

Category	Approx. Response Time	
C1	00 hrs 08 mins 13 secs	C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)
C1T	00 hrs 08 mins 45 secs	C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)
C2	00 hrs 39 mins 32 secs	C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)
C3	03 hrs 14 mins 47 secs	C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required
C4	03 hrs 39 mins 35 secs	C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

BROADBAND & MOBILE

Broadband - Predicted Broadband Speeds



Speed Type	Download Speed	Upload Speed
Basic	5 Mbps	0.7 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1800 Mbps	220 Mbps

Mobile Coverage - Based on voice calls made



EE

INDOOR SPEED
Very Good

OUTDOOR SPEED
Very Good

Vodafone

INDOOR SPEED
Good

OUTDOOR SPEED
Good

3

INDOOR SPEED
Very Good

OUTDOOR SPEED
Very Good

O₂

INDOOR SPEED
No Signal

OUTDOOR SPEED
Low



 Birchcroft House 9 Himley Lane, Himley, DY3 4LN

 **Tel: 07579031854**

 Email: dan.frost@eXp.uk.com

DATA PROVIDERS



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