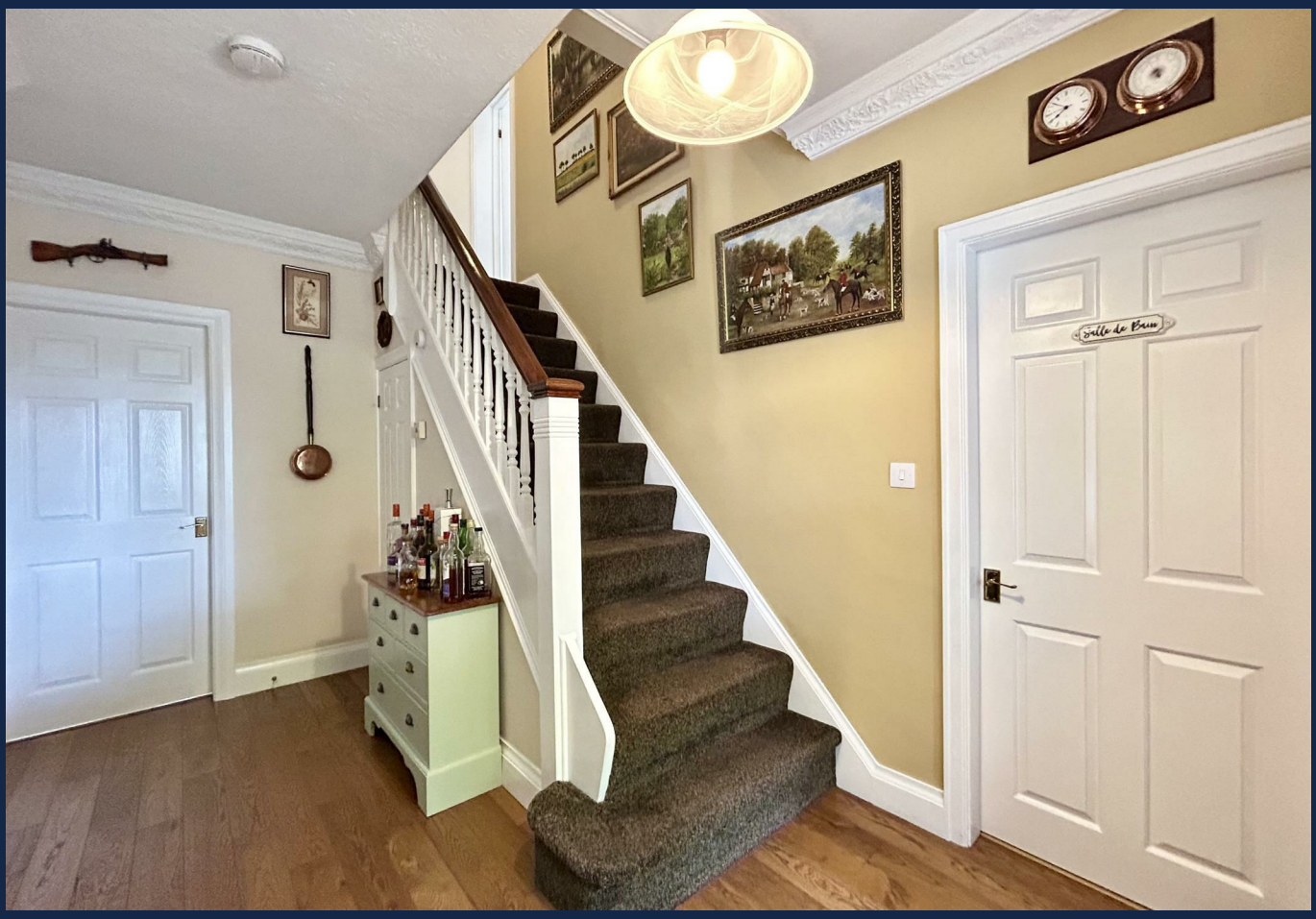
Grove.

FIND YOUR HOME



51 The Broadway
Dudley,
West Midlands
DY1 4AP

Offers Over £500,000



UNEXPECTEDLY RELISTED-PREVIOUS BUYER UNABLE TO PROCEED!
A Bespoke Residence in the Heart of The Broadway, Dudley
Nestled in the desirable enclave of The Broadway, Dudley, this exquisite home effortlessly blends comfort, craftsmanship, and timeless character. Situated on a well-regarded road, the property enjoys an enviable position directly opposite the historic St James Priory Ruins — offering a picturesque view that becomes a part of everyday life. The location is rich in heritage and community spirit, making it an exceptional choice for families and professionals alike. With excellent local amenities and transport links just moments away, residents can enjoy the perfect balance of convenience and tranquillity — all within a neighbourhood known for its charm and prestige.

Approached via a stylish in and out driveway, the property welcomes you through a porch and into a spacious entrance hall. Two beautifully proportioned reception rooms offer flexible living, one with views of the Ruins, the other leading into a practical utility area, which provides internal access to the garage. At the heart of the home lies a thoughtfully designed kitchen diner, fitted with a sleek Howdens kitchen complete with high quality integrated appliances a space as functional as it is elegant. A ground floor shower room adds further convenience. Upstairs, a generous landing leads to four well-appointed bedrooms and a striking bathroom, featuring timeless black and white chequered flooring- a classic design. From the landing, a ladder provides access to a fully carpeted loft room, enhanced by a skylight window ideal as a home office, creative studio or additional retreat.

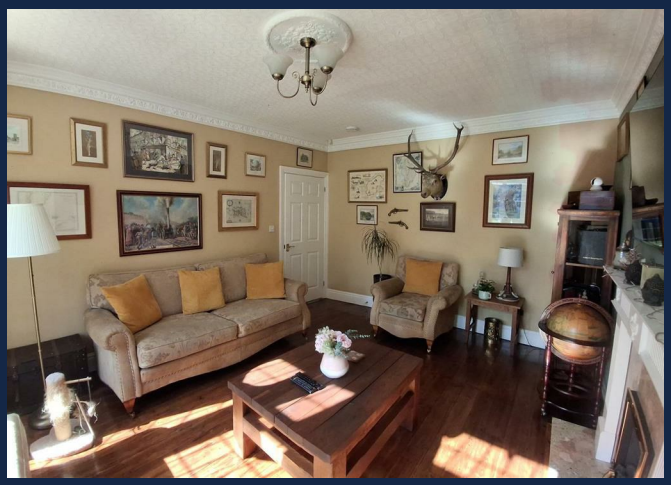
In summary, this bespoke home on The Broadway is not just a place to live, but an opportunity to embrace a lifestyle steeped in history and refined living. With its harmonious blend of period charm, modern finishes and an unrivalled location, this is a rare chance to own a truly distinctive property in one of Dudley

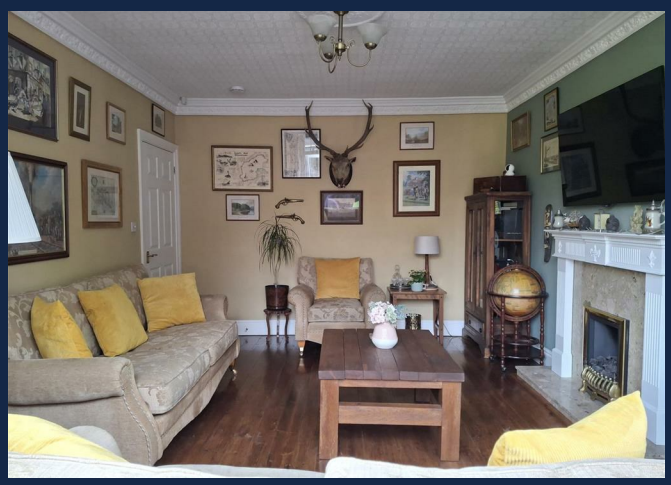


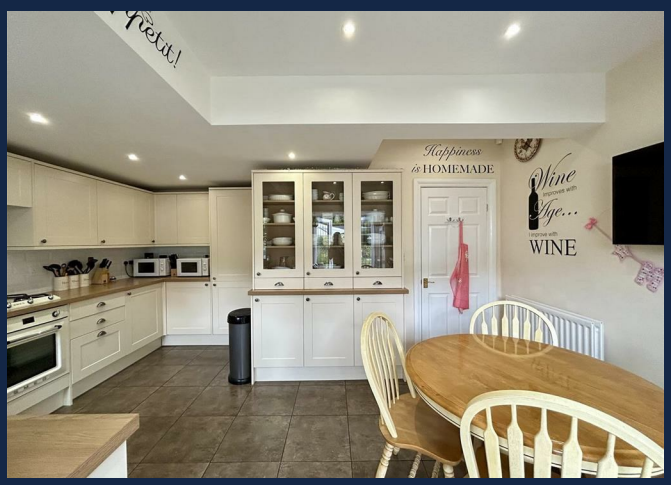











Happiness
is HOMEMADE
Wine
WINE



Approach
Via in and out tarmacadam driveway with raised block paved borders and stone chippings leading to double opening obscure front door in brick arch leading to porch.

Porch
With glass door and two double glazed side panels into entrance hall.

Entrance hall
Central heating radiator, coving to ceiling, ceiling rose, under stairs storage cupboard housing alarm system doors into downstairs shower room, two reception rooms and kitchen diner.

Front reception room 12'1" x 12'9" (3.7 x 3.9)
Double glazed bay window to front, coving to ceiling, ceiling rose, dado rail, feature gas fire with wooden surround, central heating radiator.

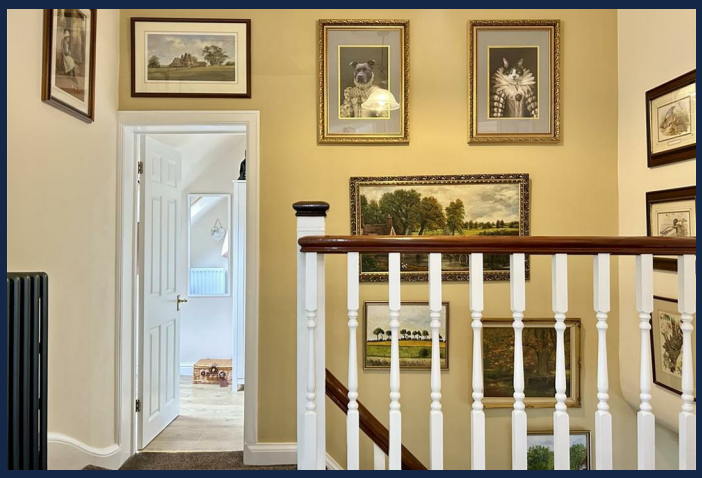
Dining room 12'1" x 13'9" (3.7 x 4.2)
Double glazed French doors in the bay, vertical central heating radiator, coving to ceiling, ceiling rose, gas fire with surround, door into utility.


LAUNDRY
today
or
NAKED
tomorrow
Come In
We're
Open


SMEG
SMEG







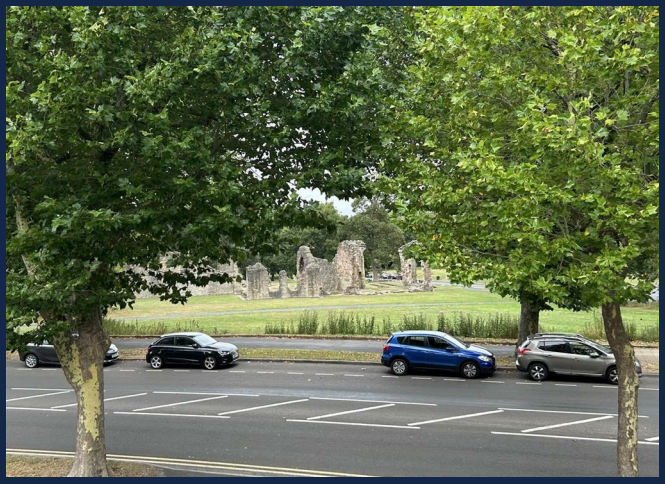

my home
ODDS & ENDS




HOUSE RULES
Be Respectful
FORGIVE OTHERS
NEVER GIVE UP
LOVE EACH OTHER
Say it Forward
CHEW SWALLOW SPEAK
GIVE THANKS
SAY PLEASE & THANK YOU















Utility 7'2" x 11'1" (2.2 x 3.4)
Double glazed window to rear, double glazed door to rear, door into garage, wall and base units, square top wood effect surface over, space for washing machine, space for tumble dryer, sink with mixer tap and drainer, splashback tiling to walls, electric storage heater, inset ceiling light points.

Kitchen diner 15'8" x 9'6" min 13'1" max (4.8 x 2.9 min 4.0 max)
Double glazed French doors to rear, double glazed window to rear, wall and base units with square top wood effect surface over, sink with mixer tap and drainer, splashback tiling to walls, oven, gas hob, extractor, integrated fridge and freezer, integrated dishwasher, central heating radiator, inset ceiling light points, fitted storage cupboard housing central heating boiler.

Shower room
Obscured window to front, pedestal wash hand basin, w.c., shower, inset ceiling light points, half height tiling to walls.

First floor landing
Ceiling rose, central heating radiator, loft area, doors radiating to bedrooms and bathroom.

Loft area 10'5" x 19'4" (3.2 x 5.9)
With skylight window and eaves fitted storage/wardrobes, inset ceiling spotlights.

Bedroom one 11'9" min 15'8" max x 12'9" (3.6 min 4.8 max x 3.9)
Double glazed bay window to front, coving to ceiling, ceiling rose, central heating radiator.

Bedroom two 11'9" x 13'9" (3.6 x 4.2)
Double glazed window to rear, central heating radiator, coving to ceiling, inset ceiling light points.

Bedroom three 6'2" x 15'5" (1.9 x 4.7)
Double glazed window to front, double glazed velux skylight, central heating radiator, eaves storage cupboard, further eaves storage with sliding doors.

Bedroom four 7'10" x 8'2" (2.4 x 2.5)
Double glazed bow window to front, central heating radiator.







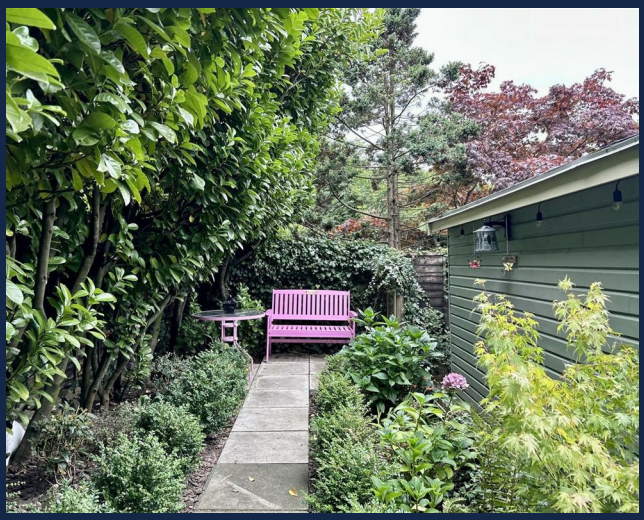















POTTING SHED



GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.

1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.

2ND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 sq.m.) approx.

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Family bathroom
Two double glazed obscured windows to rear, inset ceiling light points, central heating radiator, w.c., pedestal wash hand basin, free standing bath, half height panelling to walls, feature open brick wall.

Rear garden
Slabbed patio area with potting shed, slabbed steps and stepping stones to rear patio through the lawn with raised stone chipping beds to side housing a variety of shrubs. The rear patio offers and addition shed with slabbed steps through to addition patio. There is an outside tap and both sheds have power.

Garage 15'8" x 9'6" min 13'1" max (4.8 x 2.9 min 4.0 max)
Up and over door, fuse box and has fitted storage cupboards.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is E

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

Grove.
FIND YOUR HOME

Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk