

**AP MORGAN**



**Wollescote Road, Dudley**  
Asking Price £450,000

### Features:

- Detached family home on an expansive corner plot
- Three bedrooms (two double, one single)
- Refurbished and modernised family shower room
- Triple aspect lounge/diner with central gas fireplace
- Bright and substantial rooms throughout with huge potential for growing families
- Adaptable living space suited to a variety of family needs
- Comfortably sized kitchen with fitted cabinetry, integral appliances and additional storage/pantry space
- Separate utility room with additional countertop space and freestanding appliance space
- Significant garage, ideal for hobbies, storage or DIY
- Easy-care rear garden
- New boiler installed 2023
- EV charging point installed 2025
- Potential to extend landing and convert loft, subject to planning permission
- Fantastic road and rail transport links — perfect for commuting

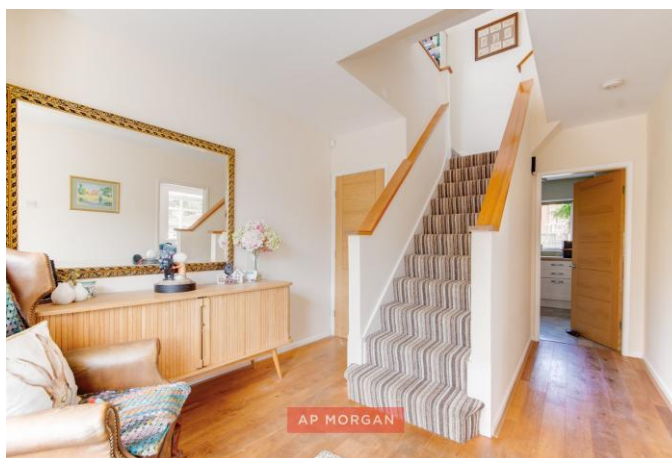
### Description:

Space to grow, room to breathe — a family home built for life's next chapter.

Set on an expansive corner plot in a sought-after pocket of Dudley, this detached family home on Wollescote Road offers exactly the kind of adaptable, light-filled living space that growing families dream of. With three well-proportioned bedrooms, a refurbished shower room, and a wealth of practical upgrades already taken care of, this is a property that combines everyday comfort with genuine long-term potential — all offered at £450,000.

At the heart of the home is the show-stopping triple aspect lounge/diner, a vast and versatile room flooded with natural light from every angle and warmed by a central gas fireplace. The kitchen is well equipped with fitted cabinetry and integral appliances, complemented by an additional cupboard offering flexible space for a fridge/freezer or pantry, while a separate utility room adds valuable extra countertop space and room for freestanding appliances. Outside, a significant garage offers excellent scope for hobbies, storage, or DIY projects, and the easy-care rear garden means more time enjoying the space and less time maintaining it.

Upstairs, all three bedrooms — two doubles and a single — are generously sized and well illuminated by large windows, served by a beautifully modernised family shower room. There's even scope to extend the landing to explore a loft conversion, subject to the



relevant planning permissions, offering further potential to expand as your needs evolve. Practical improvements have already been taken care of too, with a new boiler installed in 2023 and an EV charging point added in 2025.

The sellers reflect fondly on their time in the home: "The house is in a great position for commuting, all of the rooms are spacious, light and airy, we especially love the triple aspect lounge/diner as it always feels so grand and open in every season." They add: "We've installed a new boiler in 2023, and installed an EV charging point in 2025. We also refurbished and modernised the family shower room throughout our tenure."

Our agent adds: "This is a substantial family home throughout, from the impressive entrance hall right through to the versatile triple aspect lounge and comfortably sized kitchen. It's a property that has clearly been designed to adapt to a family's needs, with generous bedrooms, a modernised shower room, and a significant garage for hobbies or storage. Book in your interest to see for yourself."

**Details:**  
**Entrance Hall**

**Lounge/Diner** 26'7" x 13'10" (8.1m x 4.22m) Both Max

**Kitchen** 9'7" x 9'10" (2.92m x 3m)

**Hall**

**Utility/WC** 6'4" x 4'4" (1.93m x 1.32m)

**Garage** 17'8" x 8' (5.38m x 2.44m) Both Max

**Landing**

**Bedroom One** 13'4" x 12' (4.06m x 3.66m)

**Bedroom Two** 10'11" x 11'5" (3.33m x 3.48m) Both Max

**Bedroom Three** 10' x 9'10" (3.05m x 3m)

**Shower Room** 7'9" x 9'8" (2.36m x 2.95m)

**EPC Rating:** D  
**Council Tax Band:** D (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?

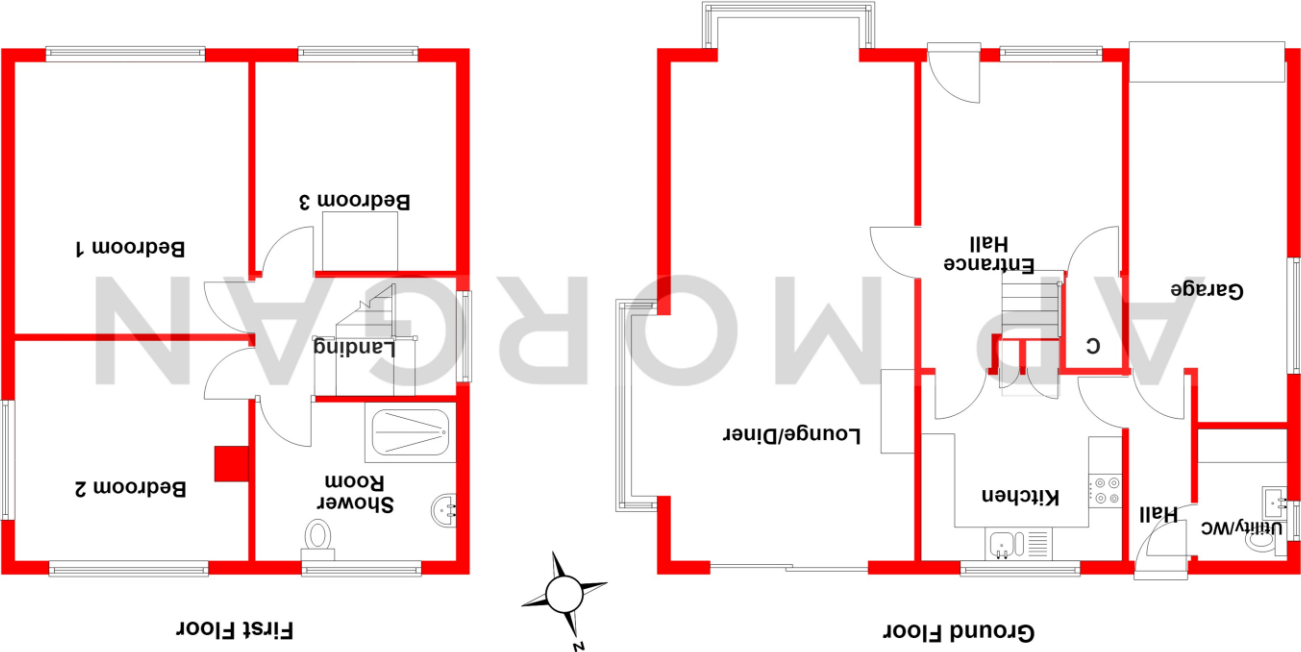
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 119.4 sq. metres (1284.9 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planlup.

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