

8 BRICK KILN WAY  
DUDLEY  
DY3 4BA



## ACCOMMODATION

### Ground Floor:

Reception Hall

Lounge with feature fireplace and bow box windows

Office overlooking the front of the property

Open plan Kitchen with integrated modern appliances

Dining area with two windows on each side and French doors opening onto the rear garden patio

Utility room

Guest WC

Staircase to first floor

### First Floor:

First floor landing with airing cupboard

Principal Bedroom with ensuite shower room and built-in wardrobe, overlooking the front of the home

Bedroom number two overlooking the front of the property and having generous proportions

Bedrooms number three and four both overlooking the rear garden

Family Bathroom

### Gardens and Grounds:

Approachable via petit steps from the pavement and the bonus of a ramp that can aid accessibility for guests with mobility difficulties

Tarmac paved driveway with space for additional off-road parking

Garage

Slate cream and grey colour paved rear garden patio ideal for entertaining guests or alfresco dining

Seating area

Side gate access

Side door to garage

Fenced rear garden

Astro turf lawn area

EPC rating: TBC

Total Approximate floor area: 1782 Sq. Ft or 165.6 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

Brick Kiln Way, located in the DY3 area of Dudley, sits within a quiet, established residential neighbourhood known for its strong sense of community, convenient local amenities, and access to attractive green spaces. The area offers a comfortable suburban lifestyle while remaining well connected to nearby towns and employment centres.

The property is close to local village amenities, where residents can find a range of everyday shops, cafés, takeaways, and essential services, making day-to-day living both easy and convenient. These nearby centres have a friendly, community-focused feel and cater well to families and professionals alike.

A number of well-regarded green spaces are within easy reach, including parks and countryside areas that provide opportunities for walking, outdoor leisure, and family activities. These open spaces are popular with dog walkers and nature lovers, offering a welcome balance to residential living.

The area is served by a selection of local primary and secondary schools, making it a practical choice for families. Brick Kiln Way also benefits from good transport links, with straightforward access to main roads connecting to Dudley, Wolverhampton, and Birmingham, as well as onward routes to the wider motorway network, supporting commuting and travel across the region.

## Description of Property

This striking, contemporary home offers an exceptional blend of style, space and modern functionality, thoughtfully designed to meet the demands of modern living.

The property is approached via petit steps from the pavement, complemented by the added benefit of an accessibility ramp, ensuring ease of access for all. A tarmac-paved driveway provides generous off-road parking and leads to the integral garage, adding both convenience and practicality.

Upon entering, a welcoming reception hall sets the tone for the quality found throughout. The elegant lounge features a stylish focal fireplace and bow box windows, allowing natural light to flood the space and creating a warm yet refined atmosphere. To the front of the home, a well-proportioned office provides the ideal environment for remote working or study.

The heart of the home lies in the impressive open-plan kitchen and dining area, fitted with integrated modern appliances and

designed for both everyday living and entertaining. The dining area is beautifully framed by dual aspect windows and French doors that open directly onto the rear garden patio, seamlessly blending indoor and outdoor living. A utility room and guest WC complete the ground floor, enhancing day-to-day convenience. A central staircase leads to the first floor.

The first floor hosts a spacious landing with airing cupboard, providing excellent storage. The principal bedroom, positioned to the front of the property, boasts generous proportions, a built-in wardrobe and a stylish ensuite shower room. Bedroom two, also overlooking the front, offers ample space for a double bed and additional furnishings. Bedrooms three and four enjoy tranquil views over the rear garden, making them ideal for family members or guests. A modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The fenced rear garden has been designed with low-maintenance living in mind and features a contemporary slate-cream and grey paved patio, perfect for alfresco dining and entertaining. A dedicated seating area, astro-turf lawn, side gate access and a side door to the garage complete this superb outdoor space.

This is a stylish and thoughtfully designed home offering flexible accommodation, contemporary finishes and excellent indoor-outdoor flow — ideal for families, professionals and those who love to entertain.

## Directions from Aston Knowles

From Aston Knowles (B72 1XA) in Sutton Coldfield and head west / northwest toward the town centre. Turn onto the A5127 (Lichfield Road) and follow signs toward Birmingham / M6. Continue on A5127 and follow signs for the M6 Motorway (North). Merge onto the M6 Northbound. Stay on the M6 for a significant portion of the journey. Take the M6 Exit toward Wolverhampton / M54 (likely around Junction 10A or nearby) and follow signs for Wolverhampton / A454. After leaving the motorway, follow the A454 / Wolverhampton Road heading west toward Dudley. Continue on the A454 that becomes Dudley Road West / High Holborn as you approach the Dudley area. Follow local signs to Gospel End Road (A463) and turn toward the direction of Brick Kiln Way / Gospel End. Turn onto Brick Kiln Way.

## Terms

Local Authorities: South Staffordshire  
Tax Band: F





Average area broadband speed: 150 Mbps, but 500 Mbps and 900 Mbps also available

#### Services

We understand that mains water, drainage, electricity, and gas are connected.

#### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

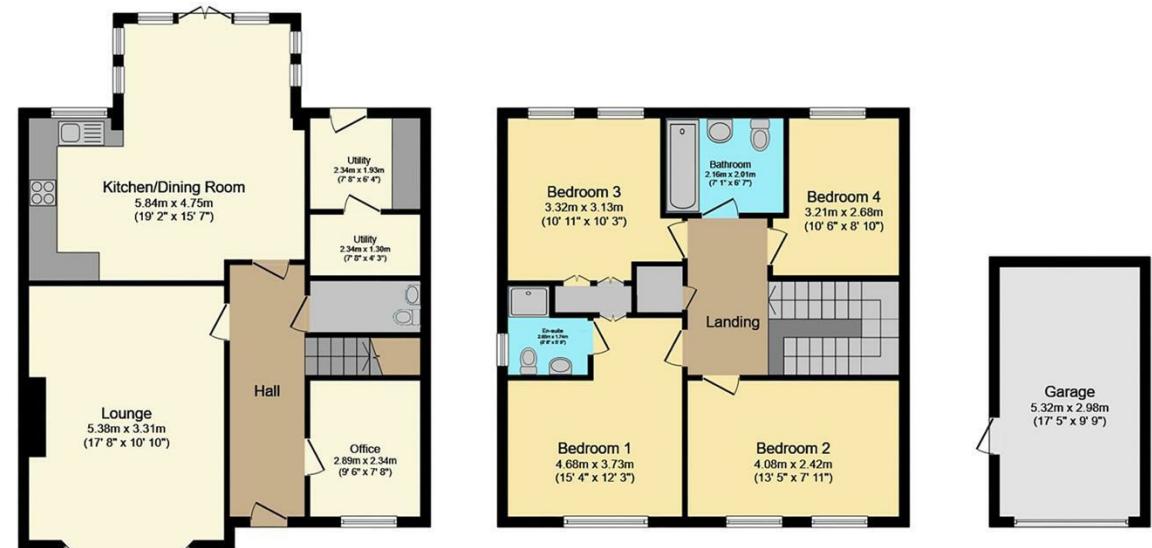
#### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Photographs taken January 2026  
Particulars prepared: January 2026



## Brick Kiln Way, Dudley, DY3 4BA



**Ground Floor**  
Floor area 80.1 sq.m. (862 sq.ft.)

**First Floor**  
Floor area 69.8 sq.m. (751 sq.ft.)

**Garage**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Total floor area: 165.6 sq.m. (1,782 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## 8 High Street, Sutton Coldfield, B72 1XA

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