

HEALTHCARE, MIXED USE | FOR SALE

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THE LINKS, 250-252 THE BROADWAY, DUDLEY, DY1 3DN

2,000 SQ FT (185.81 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A former Care Home premises within close proximity to Dudley Town Centre

- Former Care Home Premises
 - Suitable for Alternative Uses - STP
 - Freehold
 - Good Car Parking and Public Transport Links
 - Offers in the region of £500,000
 - Spacious Rear Conservatory Overlooking the Private Garden
 - Substantial Forecourt Parking Offering Ample Off-Road Spaces
 - Garden with Grass and Paved Areas, Ideal For Outdoor Enjoyment
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DESCRIPTION

Situated in a convenient and well-connected location, this substantial care facility comprises a pair of interlinked 1930s semi-detached properties, providing a well-appointed and thoughtfully arranged space ideal for continued care use or alternative residential accommodation (subject to planning).

The ground floor is designed to offer a comfortable and functional environment, featuring dedicated welfare and lounge areas, creating a welcoming communal setting. A spacious rear conservatory, spanning both properties, enhances the living space and provides pleasant views over the private garden area.

The first floor accommodates five well-furnished bedrooms, each equipped with its own sink unit, complemented by shared bathroom and shower facilities.

The property has been maintained to a good standard throughout, ensuring a ready-to-use facility for care-related or similar residential purposes.

Key Features:

- Purpose-adapted care facility within an interlinked semi-detached property.
- Generous lounge and welfare areas on the ground floor.
- Well-presented bedrooms, each with a sink unit and access to shared bathrooms and shower facilities.

This is an excellent opportunity to acquire a well-maintained care facility in a strategic and accessible location, suitable for continued care use or potential alternative residential or specialist accommodation, subject to the necessary consents.

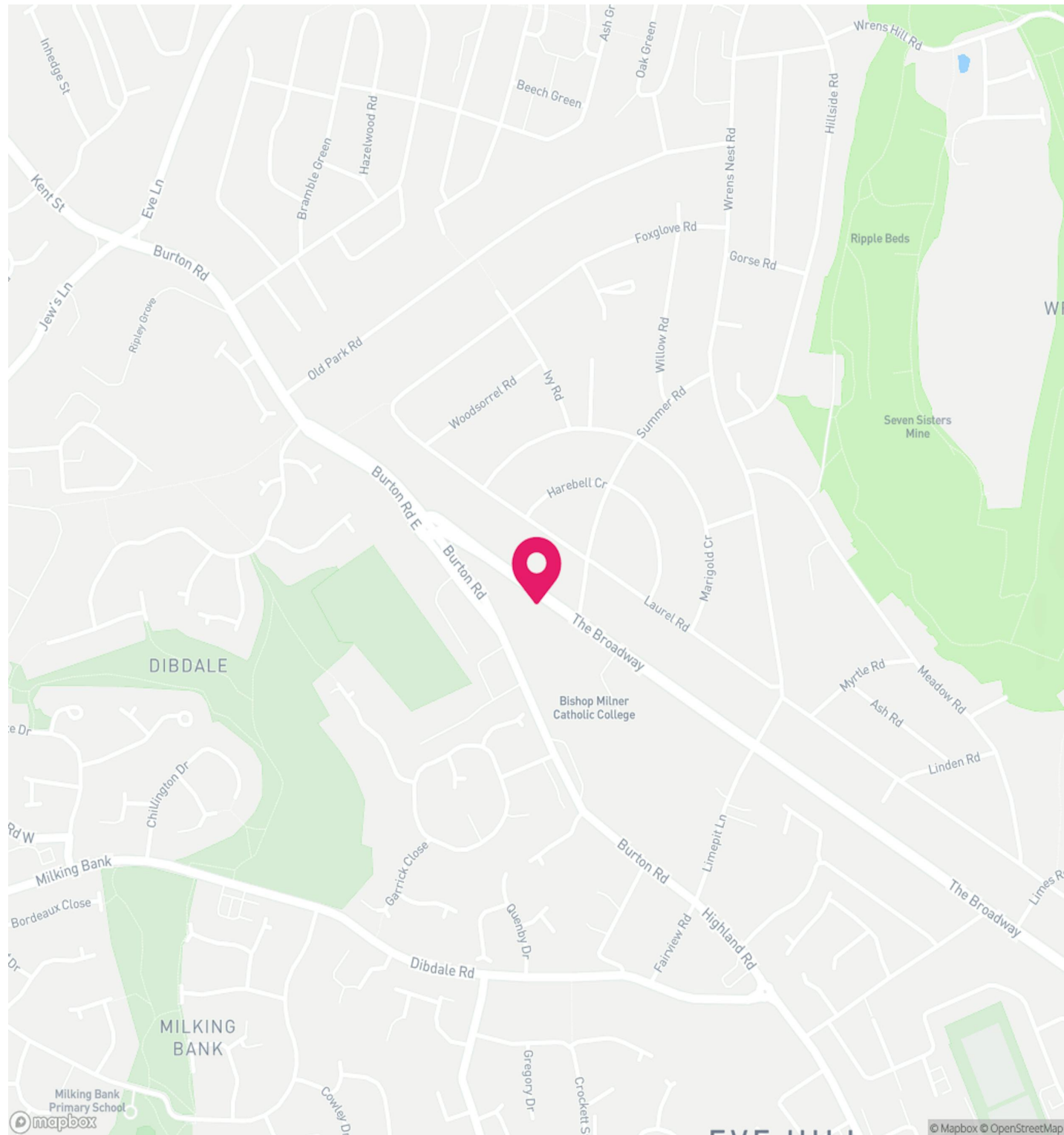


LOCATION

The Broadway is situated in a highly accessible location, 1 mile from Dudley town centre, offering excellent connectivity to local amenities, public transport links, and major road networks. The area benefits from close proximity to Dudley's retail, leisure, and commercial facilities, making it a convenient location for businesses and residential use.

Transport & Connectivity:

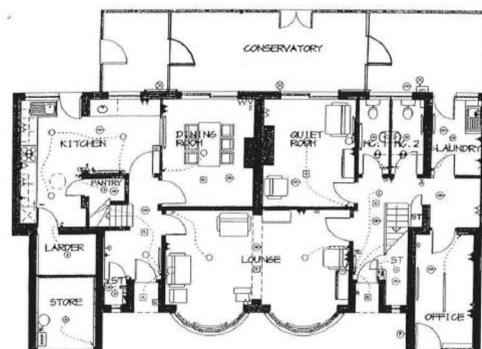
- Dudley Town Centre – Approximately 1 mile (a 5-minute drive or a 15-minute walk).
- Motorway Network:
 - M5 (Junction 2) – Around 4 miles (a 10-15 minute drive), providing access to Birmingham, the wider West Midlands, and beyond.
 - M6 (Junction 9) – Approximately 9 miles away, offering further national motorway connections.
- Public Transport:
 - Well-served by frequent bus routes providing connections to Dudley, Birmingham, Wolverhampton, and surrounding areas.
 - Tipton Railway Station – 3 miles away, offering direct services to Birmingham New Street and Wolverhampton.
 - The upcoming Dudley Metro extension will further enhance public transport links.



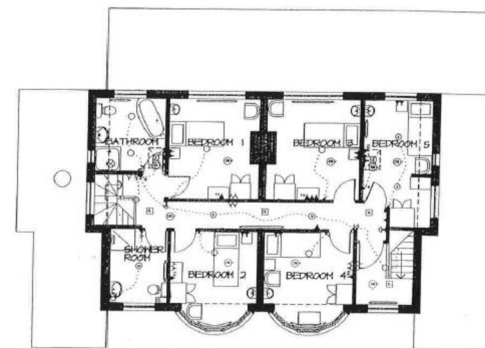




FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £500,000 subject to contract

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones

0121 638 0500 | 07803 571

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edward@siddalljones.com

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