



RE/MAX
Prime Estates



189 Bridgnorth Road, Stourbridge, DY8 3PB

£285,000

NO UPWARD CHAIN

Presenting this tastefully modernised three-bedroom traditional-style home on The Bridgnorth Road, Wollaston, boasting a thoughtfully converted cellar, a spacious garden and the added benefit of being situated within close proximity to Wollaston Village and the amenities it has to offer.

As you enter this charming residence, you'll be greeted by a blend of tradition and modernity. The ground floor features a well-appointed kitchen, seamlessly marrying functionality and style. The living space exudes warmth, providing a comfortable lounge area for relaxation with a further dining room to the front.

A standout feature of this property is the thoughtfully converted cellar, adding a versatile space that can be customized to suit your needs—a perfect addition for modern living.

Ascending to the first floor, discover three bedrooms, each offering a haven of comfort. The modernised design ensures a harmonious blend of contemporary finishes with the inherent charm of a traditional home.

Approach



Cellar 13'1" x 9'2" (4.00 x 2.81)



With a door leading from the dining room, dry cellar with vinyl floor and a central heating radiator

Entrance Hall

Dining Room 12'9" x 9'1" (3.91 x 2.79)



With an archway leading from the entrance hall, door leading to the cellar, fireplace with decorative surround and hearth, a central heating radiator and a double glazed window to the front

Living Room 12'5" x 11'11" (3.79 x 3.65)



With a door leading from the dining room, fireplace with decorative surround and hearth, door leading to the kitchen, a central heating radiator and a double glazed window to the rear

Kitchen 12'2" x 6'10" (3.71 x 2.10)



With a door leading from the living room, fitted with a range of wall and base units, integrated oven with gas hob and stainless steel extractor hood, stainless steel sink with mixer tap and drainer, a double glazed window to the rear, a central heating radiator and door leading to the rear garden

Landing

With stairs leading from the entrance hall, doors to various rooms and a built in storage cupboard

Bedroom One 12'9" x 12'8" (3.90 x 3.88)



With a door leading from the landing, a central heating radiator and a double glazed window to the front

Bedroom Two 11'10" x 6'10" (3.63 x 2.10)



With a door leading from the landing, a central heating radiator and a double glazed window to the side

Bedroom Three 8'7" x 7'5" (2.63 x 2.27)



With a door leading from the landing, a central heating radiator and a double glazed window to the rear

Bathroom



With a door leading from the landing, tiled surround, WC, hand wash basin, bath with shower over, a double glazed window to the side and a central heating radiator

Garden



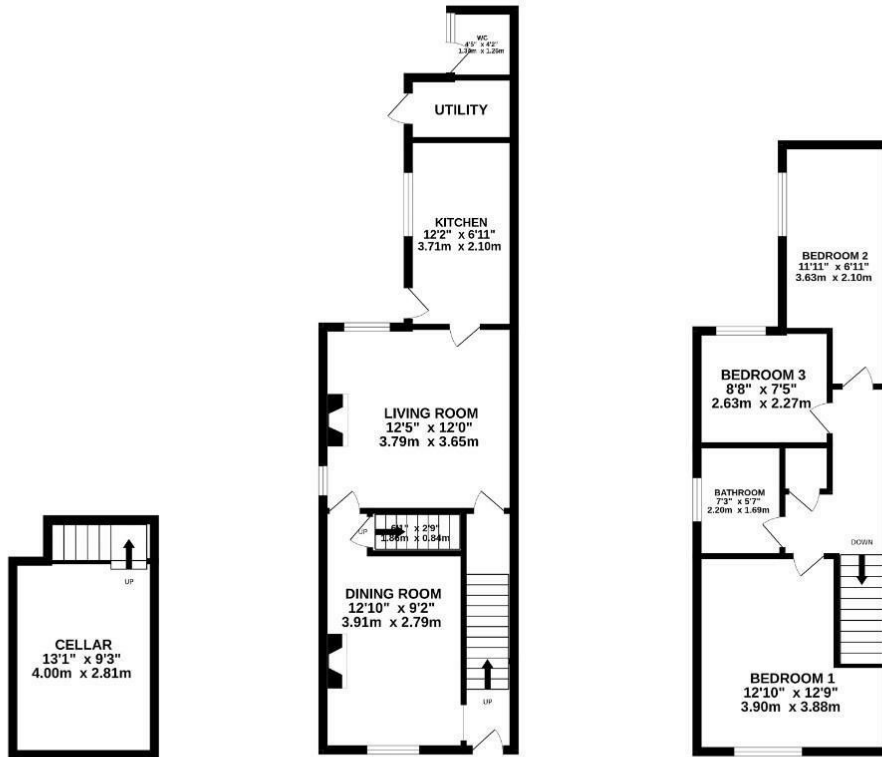
With patio to front and lawn beyond, hedge borders and side access to front

Floor Plan

BASMENT LEVEL
135 sq ft. (12.5 sq.m.) approx.

GROUND FLOOR
453 sq ft. (42.0 sq.m.) approx.

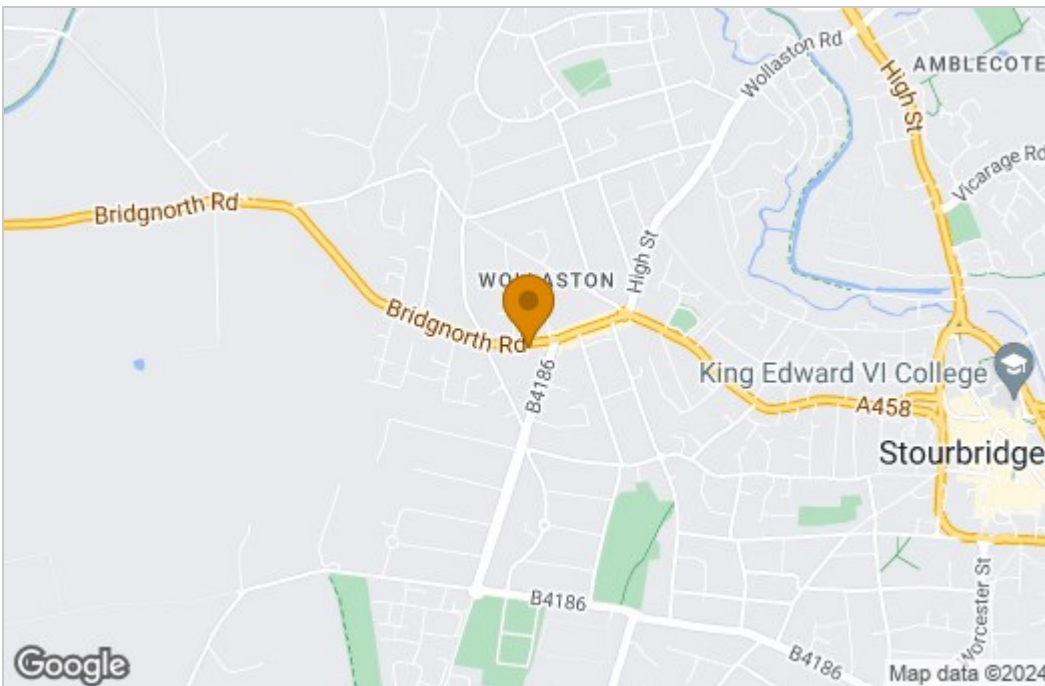
1ST FLOOR
424 sq ft. (39.0 sq.m.) approx.



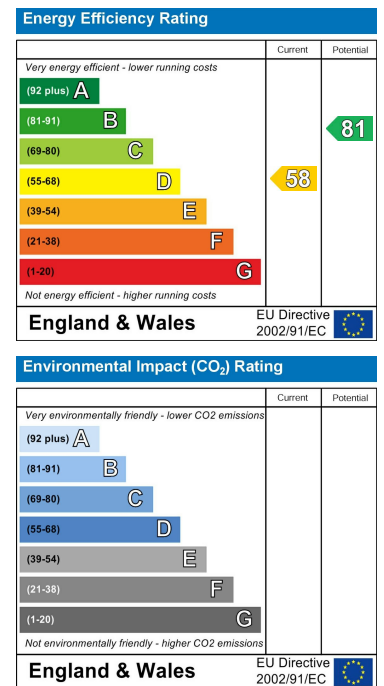
TOTAL FLOOR AREA: 1022 sq.ft. (95.0 sq.m.) approx.

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.
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Area Map



Energy Efficiency Graph



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