



RE/MAX
Prime Estates



36 Bridgnorth Road, Stourton, DY7 6RT

Offers in the region of £525,000

Nestled on Bridgnorth Road in the desirable area of Stourton, this three-bedroom dormer bungalow presents a unique development opportunity. The property has been cherished by the same family since approximately 1920, highlighting its historical significance and the potential for future enhancements.

Set on an impressive plot of around 2 acres, this residence boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The layout includes two well-appointed bathrooms, catering to the needs of modern family living.

The double-width plot offers a rare chance to create a bespoke home in a highly sought-after location, making it an ideal investment for those looking to develop or renovate. With its generous outdoor space and prime positioning, this property is a canvas for your vision, whether that be a contemporary family home or a more expansive development.

This is a rare opportunity to acquire a property with both character and potential in a charming area.

Approach



With a driveway leading from Bridgnorth Road, detached garage to the right hand side. The driveway leads to the side of the property

Porch

With a door leading from the front, door offering access to the entrance hall

Entrance Hall

With a door leading from the porch, stairs ascending to the first floor, doors to various rooms, a double glazed window to the side and a central heating radiator

Living Room 13'8" x 12'4" (4.19 x 3.76)



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

Kitchen 11'0" x 11'1" (3.36 x 3.38)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, a door leading to the rear and a central heating radiator

Utility 11'8" x 7'11" (3.56 x 2.42)



With a door leading from the kitchen, a door leading to the sun room, double glazed windows to the rear and a door offering access to the garden

Sun Room 14'3" x 7'9" (4.36 x 2.37)



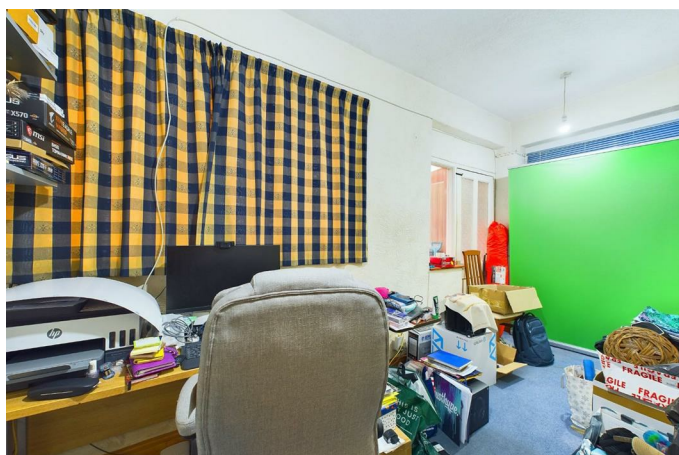
With a door leading from the utility, double glazed windows to the rear and a door offering access to the garden

Dining Room 11'1" x 12'4" (3.38 x 3.77)



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

Bedroom 14'10" x 8'0" (4.54 x 2.46)



With a door leading from the entrance hall, a window to the rear and a central heating radiator

Bedroom 11'0" x 10'2" (3.36 x 3.12)



With a door leading from the entrance hall, double glazed windows to the front and side and a central heating radiator

Landing

With stairs ascending from the entrance hall, a double glazed window to the side and doors to various rooms

Bedroom 13'8" x 12'5" (4.19 x 3.80)



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

Bathroom 10'5" x 5'6" (3.19 x 1.69)



With a door leading from the landing, corner bath, WC, hand wash basin and a double glazed skylight window to the ceiling

Garden



We understand from our vendor client that the plot

in which the property is situated forms approx. 2 acres. We understand that the original purchase of this property (circa 1920) outlines the purchase of two parallel plots, of which both are included with the sale of the property. Please see the outlined plan for an illustrative example of the plot. Note- the rear of the garden falls under green belt restrictions

[Money Laundering Regulations](#)

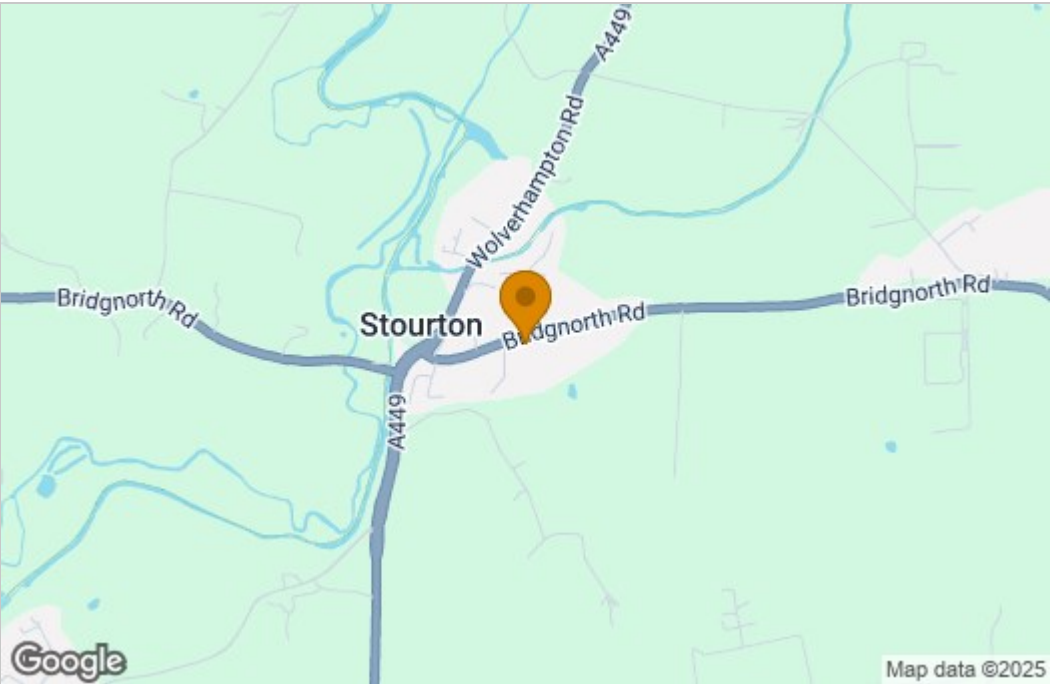
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

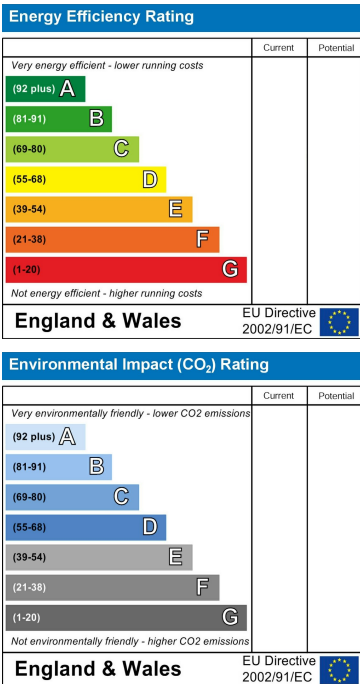
Floor Plan



Area Map



Energy Efficiency Graph



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