# 56 Bridgnorth Road, Wollaston, DY8 3QG

## Offers in the region of £199,500

Situated on Bridgnorth Road in the heart of Wollaston Village, this charming end terrace house offers a delightful blend of character and modern living. Built in 1900, the property boasts a generous 1,280 square feet of living space, featuring two spacious reception rooms that provide ample room for relaxation and entertaining. The open plan kitchen diner is perfect for family gatherings and everyday dining.

The property comprises two well-proportioned double bedrooms, both connected to a 'Jack & Jill' style bathroom. Additionally, the house includes a cellar that has been historically adapted for use as an air-raid shelter, providing unique storage options and a glimpse into the past.

One of the standout features of this home is its superb location. Wollaston Village is known for its vibrant community and excellent amenities, including local shops, cafes, and schools, all within easy reach. This makes it an ideal choice for families and professionals alike.

Offered with no onward chain, this property presents a fantastic opportunity for those looking to settle in a desirable area. With its blend of historical charm and modern convenience, this end terrace house is a must-see for anyone seeking a new home in Wollaston.

## Approach

With a half height exposed brick wall to the front with wrought iron gate, gravel area to the front, doorway access to the entrance hall and store

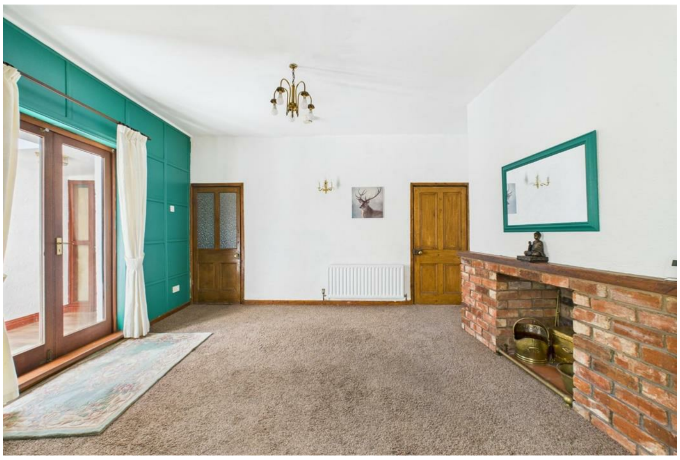
## Entrance Hall

With a door leading from the front, doors to various rooms, stairs to the first floor and a central heating radiator

## Living Room 12'5" x 11'6" (3.81 x 3.51)

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

## Lounge 12'6" x 12'9" (3.83 x 3.91)



With a door leading from the entrance hall, doors to the inner lobby and cellar access, opening to the kitchen diner, brick fireplace with mantel and a central heating radiator

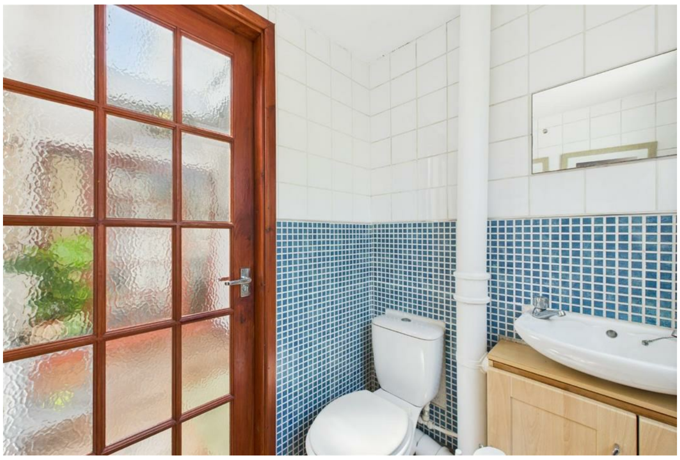
## Open Plan Dining Room

With an opening from the lounge and being open plan to the kitchen, a double glazed window to the side, a double glazed UPVC door to the garden and a central heating radiator

## Kitchen 13'3" x 7'6" (4.04 x 2.29)

Being open plan to the dining area, fitted with a range of wall and base units, laminated worktops, freestanding cooker with exposed brick surround, composite sink with mixer tap and drainer and double glazed windows to the side

### Ground Floor WC



With a door leading from the inner lobby, full height tile surround, WC, hand wash basin with mosaic style tile splashback and a door leading to the garden

### Lean-To Storage 16'4" x 4'10" (5 x 1.49)

With a door leading from the inner lobby, a door leading to the lean-to storage room.

### Landing

With stairs leading from the entrance hall, doors to both bedrooms.

### Bedroom 12'9" x 14'8" (3.89 x 4.48)

Double glazed window to the front, central heating radiator. Door to bathroom.

### Bedroom 12'5" x 8'9" (3.81 x 2.69)

Double glazed window to the rear, central heating radiator. Door to bathroom.

### 'Jack & Jill' Bathroom

Double glazed window to the rear, WC, wash hand basin, bath with shower over, central heating radiator, partially tiled.

### Cellar 12'7" x 14'10" (3.84 x 4.54)

Storage space with ventilation to the outside. We are informed that the cellar has historically been adapted for use as an air-raid shelter

### To the rear

Small courtyard style garden with a gate allowing access to rear access.

## Money Laundering Regulation

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 (£60 inclusive of VAT) per individual over the age of 18 is charged to cover the cost of these checks.

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Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

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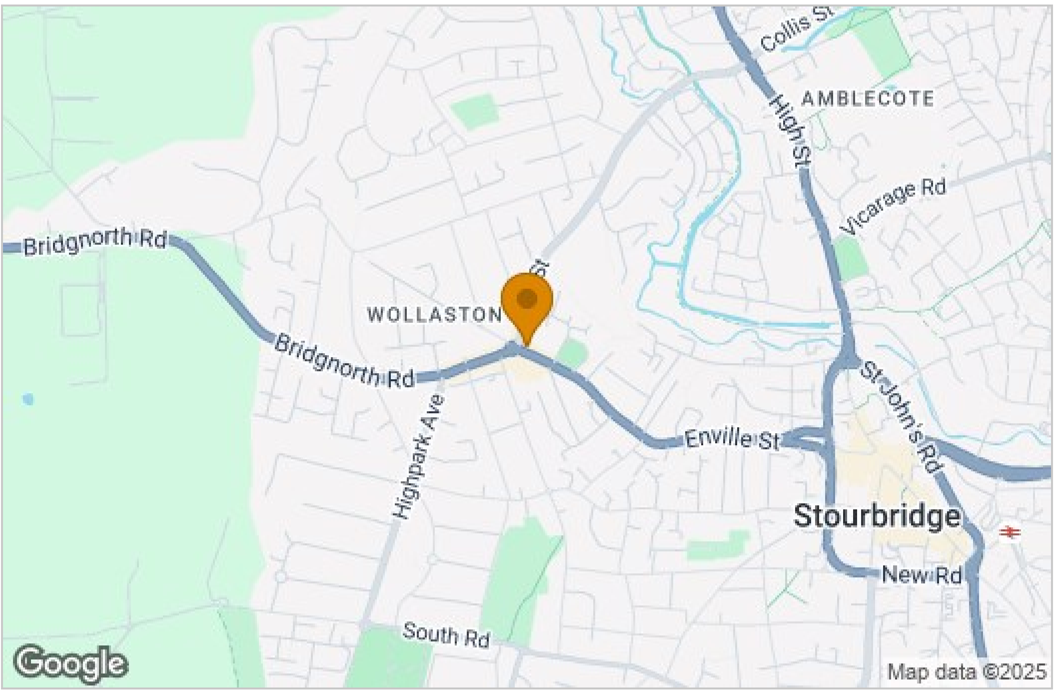
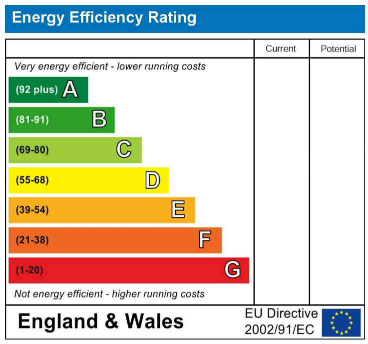
We are happy to provide further details on referral arrangements upon request.

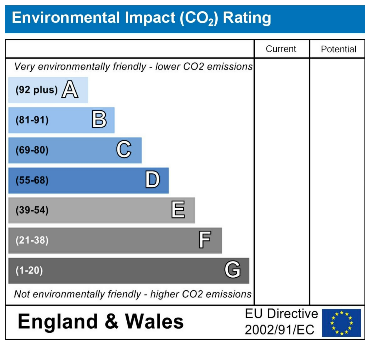
## Floor Plan


## Area Map




## Energy Efficiency Graph

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