



# RE/MAX Prime Estates



## 56 Bridgnorth Road, Wollaston, DY8 3QG Guide price £150,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer ([iamsold](#)).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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,

## 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.

## Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

### Conveyancing Referrals:

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.

### Financial Services Referrals:

If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

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

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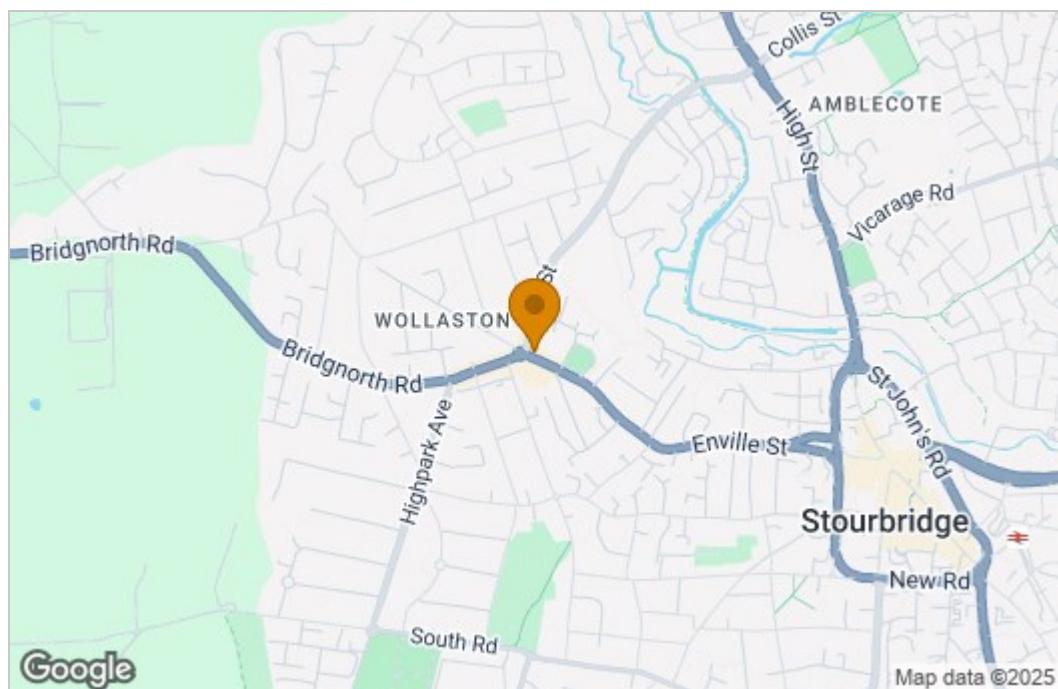
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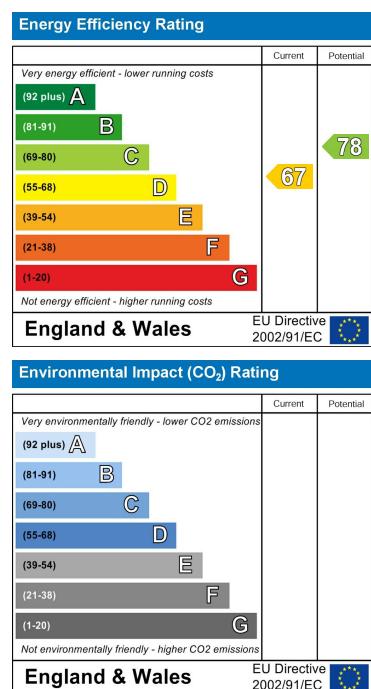
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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