

A two-story red brick house with a white front door and a paved driveway. The house has a red tiled roof and a chimney. The front door is white with a small window and a brass handle. There are white-framed windows on the upper floor. The driveway is paved with red bricks. To the left of the door, there are two large, tall, narrow evergreen trees, one green and one brown. In front of the trees are two rounded, yellow-green bushes. The house is surrounded by a wooden fence and a gravel area. The sky is blue with some clouds.

AP MORGAN

Studley Gate, Wollaston
Offers in the region of £280,000

Features:

- Four bedroom end of terrace family home
- No onward chain
- Directly facing public green space and children's playing field
- Spacious rear-facing lounge with open fireplace suitable for gas, electric and log burning fireplaces.
- Substantial dining room
- Kitchen/diner with ample counterspace
- Adjoining utility room with additional counterspace and space/plumbing for freestanding appliances
- Large conservatory
- Ground floor WC
- One bathroom
- Well-maintained, versatile rear garden with paved patio
- Secure parking, suitable for a motorhome or caravan
- Shed with potential for a summer house or home office
- Large roof area suitable for solar panels
- Boiler replaced November 2021
- Cavity wall insulation, with older section completed 2025
- Gutters maintained annually
- Close to local shops, schools and amenities in Wollaston
- Good access to Stourbridge and 15 minutes from motorway links

Description:

Not many family homes in Wollaston look out over open parkland. This one does, and there's no onward chain to slow you down.

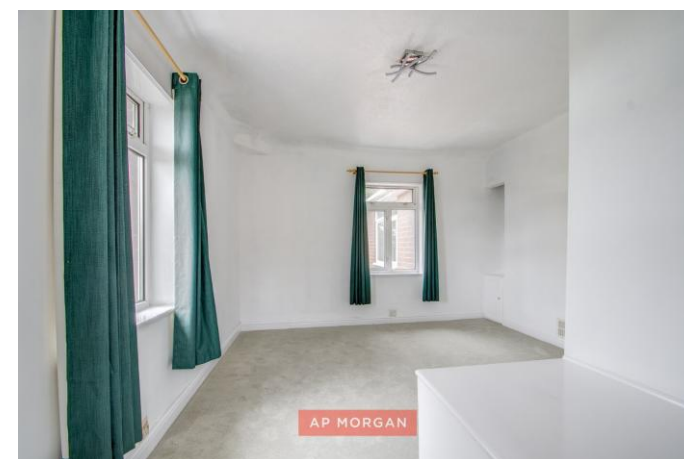
Set on a quiet, community-minded corner of Wollaston, this four-bedroom end of terrace home faces directly onto open green space and playing field. It offers a substantial dining room, a generous lounge with an open fireplace suitable for gas, electric & log burning fireplaces able to be fitted, and a large conservatory that brings the garden into everyday living, along with a well-proportioned kitchen diner, handy utility, and paved patio garden.

We asked them what made them buy it...

"This was a family home from the moment we saw it, and it had presence. It was the park really, the light, air and tranquillity that open space gives, especially the natural air conditioning in the master bedroom with windows on almost every aspect. The street is quiet and peaceful, and at weekends the footballers on the field make you feel part of a real community, one where people are friendly and willing to help out. Wollaston has excellent shops, all within walking distance, and has kept its village feel. The Unicorn does an exceptional pint, the Plough is a great gastro pub, and we often walk over the fields to the Anchor. Schools nearby include Gig Mill and St James for the little ones, and Old Swinford Hospital, Redhill and King Edward Stourbridge for secondary. It's an easy five minutes to the motorway junction too."

What about the house itself?

"In summer we live on the patio, in winter it's the conservatory or lounge, tranquil but big enough to entertain. The garden has always been a safe space for the children, sloping gently with just a small step. It's always had everything we needed. Visitors always liked



the individuality of the two columns, the retrospective classiness of the dado rails and the convenience of the large, gated side driveway which all give a real touch of class. What we'll miss most is that this was simply a place to raise a family, happy for the children and peaceful for the adults."

Our agents say...

Position is everything here, facing straight onto open green space just moments from Wollaston's shops and schools. The conservatory floods the rear of the house with light, while the dining room and lounge give family life room to spread out. There's secure parking for a motorhome or caravan, a shed with potential as a summer house or office, and a large roof area ready for solar panels. The boiler was replaced in 2021, cavity insulation completed in 2025, and gutters maintained every year. A well-cared-for home in a genuinely friendly community, with no onward chain. Get in touch today.

Details:

Entrance

Entrance Hall 3.88 x 1.77

Lounge 3.26 x 4.71

Kitchen 3.88 x 2.84 Max

Dining Room 2.72 x 3.25

Conservatory 2.33 x 2.72

Utility 1.83 x 2.39

Ground Floor WC

First Floor Landing

Bedroom One 5.54 x 4.71 Max

Bedroom Two 2.35 x 3.32

Bedroom Three 2.35 x 3.32

Bedroom Four 2.28 x 3.25 Max

Bathroom 2.35 x 2.09

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

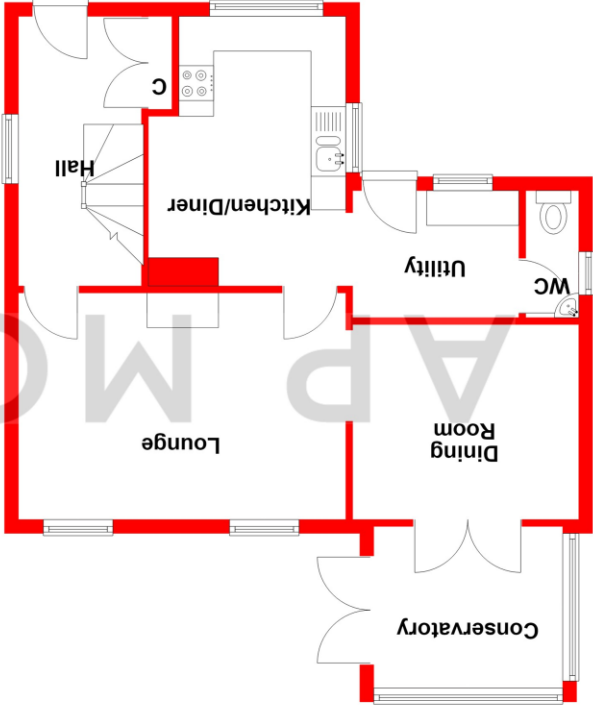
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

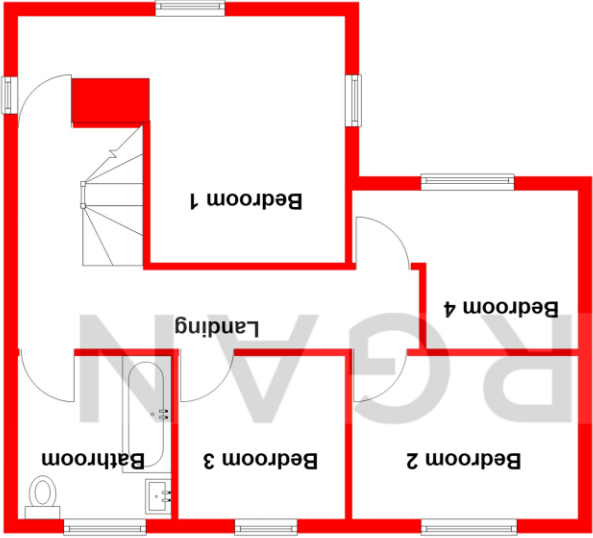
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor



First Floor



Total area: approx. 111.1 sq. metres (1195.4 sq. feet)

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.
Plan produced using PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.