

AP MORGAN



Bridgnorth Road, Wollaston
Asking Price £300,000

Features:

- Two large double bedrooms
- Spacious lounge with front-facing bay window
- Bright dining room
- Generously sized kitchen with ample counterspace and pantry cupboard
- Ground floor bathroom
- First floor shower room
- Off-street parking
- Vast, verdant rear garden with patio and laid lawn
- Original 1850s character throughout, including quarry tiles and log burner
- Close to local schools and amenities
- No onward chain

Description:

Original quarry tiles. A log burner for winter. A garden made for wedding confetti. This one has a story.

Set on a quietly popular road in Wollaston, this two-bedroom semi-detached home dates back to the 1850s and wears its history well. Original quarry tiles and a cosy log burner sit alongside years of careful updates. Outside, a vast, verdant garden gives space to entertain or simply unwind. No onward chain means it's ready to go.

We asked them what made them buy it...

"The house immediately felt warm and inviting, and the garden really impressed us. We'd been looking for a home with real potential and character, and this place had both.

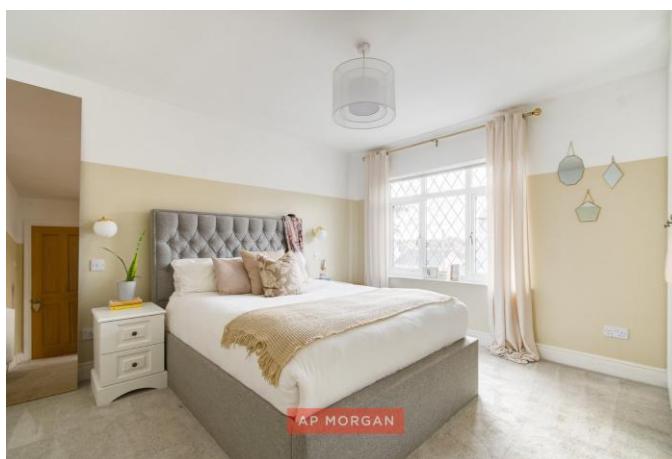
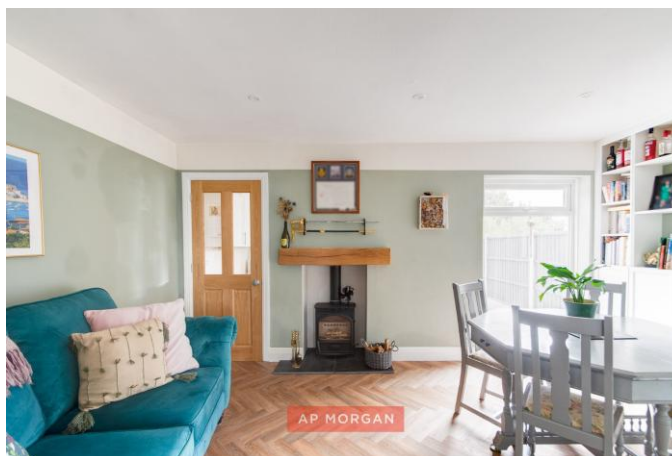
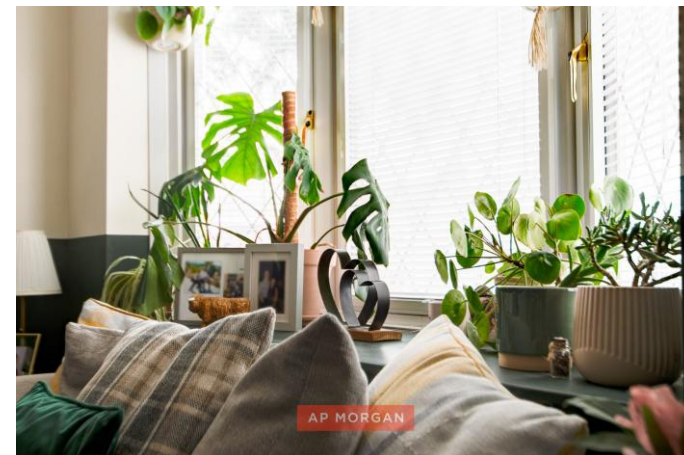
The area is genuinely friendly and community-focused. We love The Drip Coffee Shop and Screaming Beans for relaxed mornings, and The Plough since its renovation. For walks, we've always enjoyed Ridge Wood, Three Fields and the canal paths. Stourbridge is just a 20-minute walk away, and Wollaston Village Hall brings people together too. It's a place where you quickly feel part of something."

What about the house itself?

"When we moved in, we could see its potential straight away. We restored the original quarry tiles, added a log burner, brightened the kitchen, and fully renovated the bathroom with a new suite and walk-in shower.

The garden has meant so much to us, from summer barbecues to our annual bonfire night. We even dried petals from the rose bushes to make our own wedding confetti. Every change has made the house feel more like the warm, characterful home we always knew it could be."

Our agents say...



The lounge is flooded with light from its front-facing bay window, and the kitchen offers generous counterspace plus a handy pantry. Upstairs, two well-sized double bedrooms sit alongside a beautifully finished shower room, while a ground floor bathroom adds real flexibility. The garden steals the show: a vast plot with room for a patio, lawn, and planting to your heart's content. Get in touch today and come and see it for yourself.

Details:
Hall

Lounge 12'6" x 15'8" (3.8m x 4.78m) Both Max

Dining Room 9'7" x 15'8" (2.92m x 4.78m) Both Max

Kitchen 10'2" x 10'1" (3.1m x 3.07m) Both Max

Rear Hall

Bathroom 6'5" x 7' (1.96m x 2.13m)

Landing

Bedroom One 12'6" x 12'9" (3.8m x 3.89m) Both Max

Bedroom Two 9'9" x 11'4" (2.97m x 3.45m) Both Max

Shower Room 6'6" x 4'11" (1.98m x 1.5m) Both Max

EPC Rating: D

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 Wiser 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.wisermortgageadvice.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?

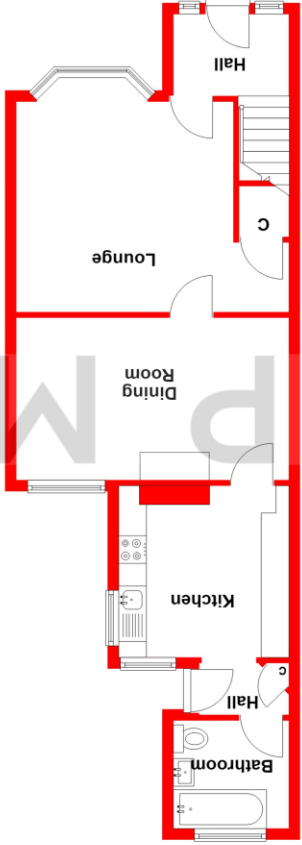
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

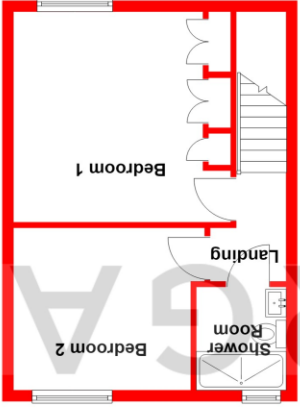
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Ground Floor



First Floor



Total area: approx. 86.0 sq. metres (926.2 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.
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