



RE/MAX
Prime Estates



7 Cobden Street, Wollaston, DY8 3RU **Offers in the region of £220,000**

Situated on Cobden Street in the ever popular village of Wollaston, this mid-terrace house presents an excellent opportunity for first-time buyers seeking a project to transform a property into their dream home. The residence boasts three generously sized bedrooms, providing ample space for family living or guest accommodation. The two spacious reception rooms offer versatility, ideal for both relaxation and entertaining.

The ground floor features a separate WC and bathroom, enhancing convenience for daily living. Additionally, the property includes a south-facing rear garden, perfect for enjoying sunny afternoons and outdoor gatherings. A cellar further adds to the storage options available, making it a practical choice for those needing extra space.

While the property is in need of full renovation throughout, this presents a unique chance to personalise the home to your taste and specifications. The location is particularly appealing, with a variety of local amenities within walking distance. Residents can enjoy easy access to shops, cafes, and parks, fostering a vibrant community atmosphere.

Wollaston is known for its friendly neighbourhood, popular schools and excellent transport links, making it an ideal base for commuting to nearby towns and cities. This property is not just a house; it is a canvas awaiting your vision. With the right investment and creativity, it can be transformed into a stunning family home in a desirable location.

Approach

With a wrought-iron gate leading from the footpath, walled front garden

Entrance Porch

With a door leading from the front and a door leading to;

Living Room 11'3" x 12'5" (3.44 x 3.79)



With a door leading from the entrance porch, gas fireplace with surround, a door leading to the dining room and a double glazed window to the front

Dining Room 12'1" x 12'4" (3.7 x 3.78)



With a door leading from the living room, a door offering access to the stairs, a gas fire with surround, a door leading to the kitchen and a double glazed window to the rear

Kitchen 11'4" x 7'11" (3.47 x 2.43)



With a door leading from the dining room, wall and base units with worktops, sink with mixer tap and drainer, a door to the rear garden, access to the WC & bathroom and a double glazed window to the side

Bathroom



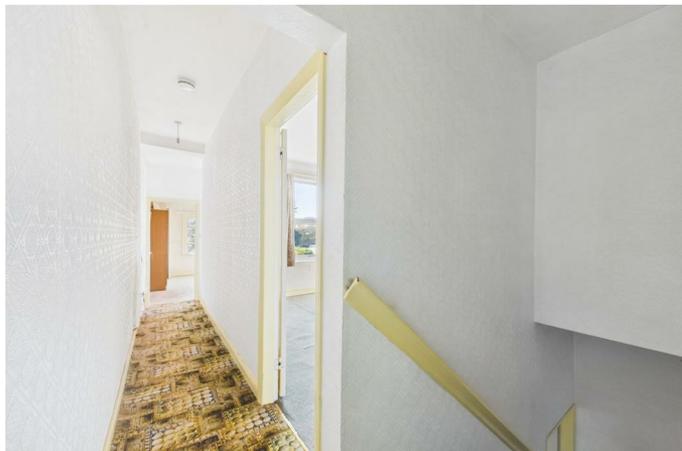
With a door leading from the kitchen, bath with shower over, hand wash basin and a double glazed window to the rear

WC



With a door leading from the kitchen, WC and a double glazed window to the rear

Landing



With stairs leading from the dining room, doors to various rooms

Bedroom 11'4" x 12'4" (3.46 x 3.76)



With a door leading from the landing and a double glazed window to the front

Bedroom 12'0" x 9'3" (3.67 x 2.84)



With a door leading from the landing, built in store cupboard and a double glazed window to the rear

Bedroom 11'11" x 8'0" (3.64 x 2.45)



With a door leading from the landing, windows to the side and rear

Cellar 7'11" x 11'7" (2.43 x 3.55)

With a door leading to stairs from the dining room, the cellar has previously been used as a storage space

Garden



With a door leading from the kitchen, south facing garden with patio area to the front, lawn beyond with vegetable patch and greenhouse to the rear

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:

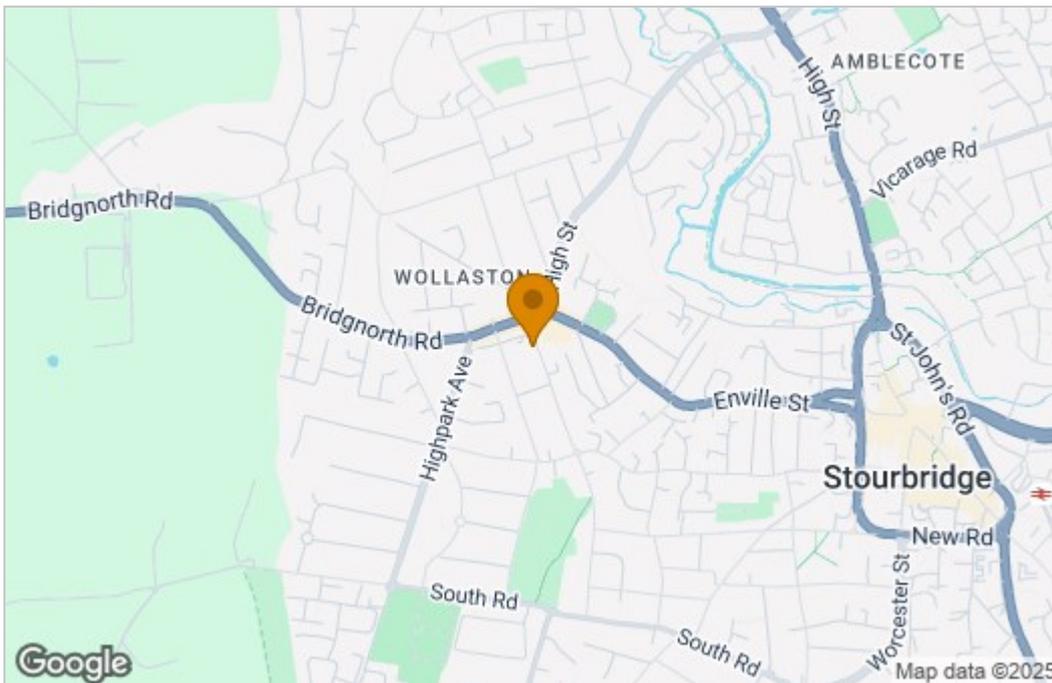
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with 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.

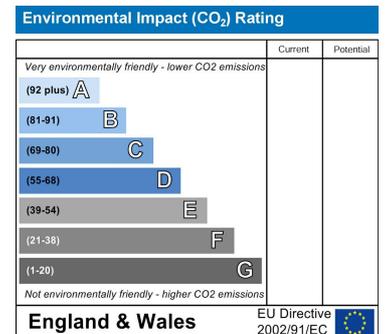
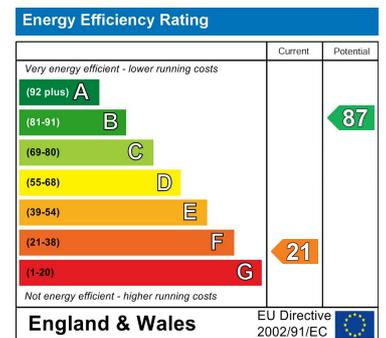
Floor Plan



Area Map



Energy Efficiency Graph



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