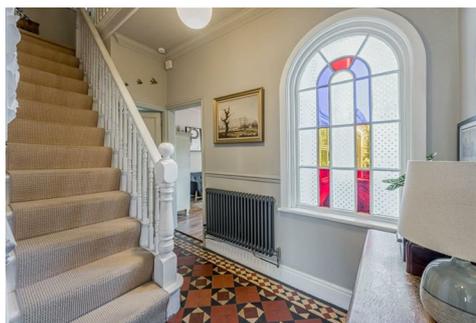




**RE/MAX**  
Prime Estates



**14 Bridle Road, Stourbridge, DY8 4QE**

**£375,000**

Located in the ever-popular village of Wollaston, this charming three-bedroom Victorian end-of-terrace home blends period character with modern touches. The ground floor welcomes you with a spacious hallway featuring a beautiful stained-glass side window, leading to a cosy lounge with open fireplace and bay window dressed with fitted shutter blinds. A handy utility cloakroom adds convenience, while the impressive open-plan kitchen/dining room boasts a vaulted ceiling and two remote-controlled skylights, creating a bright and airy hub for everyday living or entertaining.

Upstairs, you'll find three generously sized bedrooms and a contemporary family bathroom. Outside, the rear garden is ideal for families and summer gatherings, featuring two large decking areas and a central lawn.

Wollaston continues to grow in popularity, offering excellent local schools, traditional pubs, and a range of amenities—all just a stone's throw from scenic countryside walks.

## Approach



With decorative wrought-iron railings, chipping stones and a step into the storm porch

## Entrance Hall



With a door leading from the front, traditional 'Minton' style tiled flooring throughout, doors to various rooms, a stained glass window to the rear and a central heating radiator

## Living Room 23'11" x 12'0" (7.30 x 3.66)



With a door leading from the entrance hall, open fire with decorative surround and hearth, bay window with fitted shutter blinds and a central heating radiator

## Kitchen Dining Room 23'11" x 12'0" (7.30 x 3.66)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, space for a range cooker with extractor hood above, integrated dishwasher, fridge and freezer, breakfast island with store cupboards, remote controlled skylight windows to the ceiling, double glazed windows to the rear and side, patio doors offering access to the garden and a central heating radiator

## Utility / Cloakroom



With a door leading from the entrance hall, hand wash basin, WC, laundry machinery outlet points

## Landing



With stairs ascending from the entrance hall, doors to various rooms

### Bedroom 13'4" x 11'10" (4.07 x 3.63)

With a door from the landing, fitted wardrobes, double glazed windows to the rear and a central heating radiator

### Bedroom 12'7" x 13'2" (3.84 x 4.03)



With a door from the landing, feature decorative fireplace, glazed window to front and a central heating radiator

### Bedroom 12'6" x 7'0" (3.82 x 2.15)



With a door from the landing, double glazed window to front and a central heating radiator

## Bathroom



With a door leading from the landing, WC, hand wash basin, bath with shower over and full height tiled surround, double glazed window to the rear and a central heating radiator

## Garden



With a door leading from the kitchen diner, decked area to the front with lawn beyond and mature shrub borders

## 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.

#### [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.

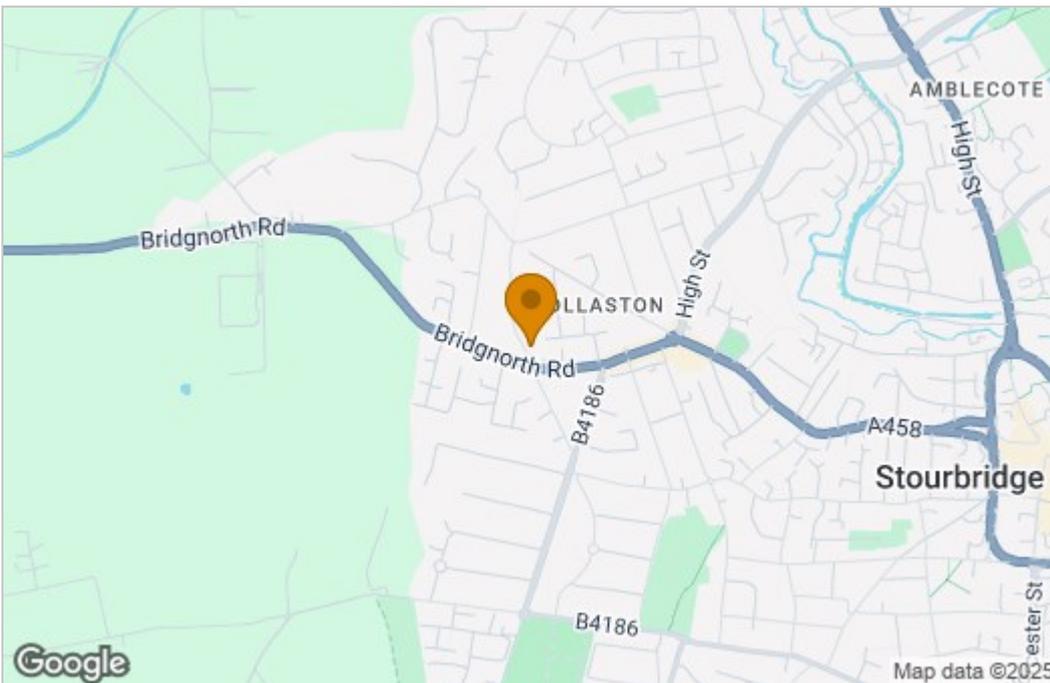
To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

# Floor Plan

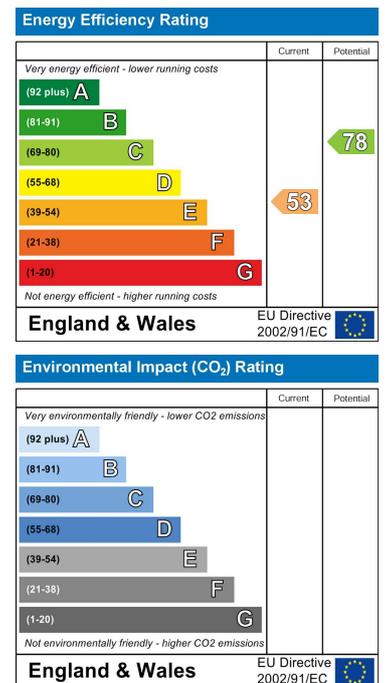


While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rocks and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with iMeasure 2022

# Area Map



# Energy Efficiency Graph



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