



RE/MAX
Prime Estates



7 Cobden Street, Wollaston, DY8 3RU
£290,000

Situated on Cobden Street in the ever-popular village of Wollaston, this beautifully refurbished three-bedroom mid-terrace home offers stylish, move-in-ready accommodation, ideal for first-time buyers and young families alike.

The property has undergone a comprehensive renovation programme, including new central heating, full electrical rewire, new tiled roof a newly fitted kitchen and a contemporary bathroom, creating a home that combines period proportions with modern-day convenience.

Cobden Street is ideally positioned within Wollaston, a highly regarded village known for its strong sense of community, local amenities and accessibility.

Residents benefit from a range of nearby shops, cafés and everyday conveniences, along with access to well-regarded local schooling and green spaces. The area is also well connected, offering transport links into Stourbridge town centre and surrounding areas, making it a practical choice for commuters.

Approach

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

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, fireplace with surround and hearth, a door leading to the dining room, a central heating radiator 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 door leading to the kitchen, a central heating radiator and a double glazed window to the rear

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



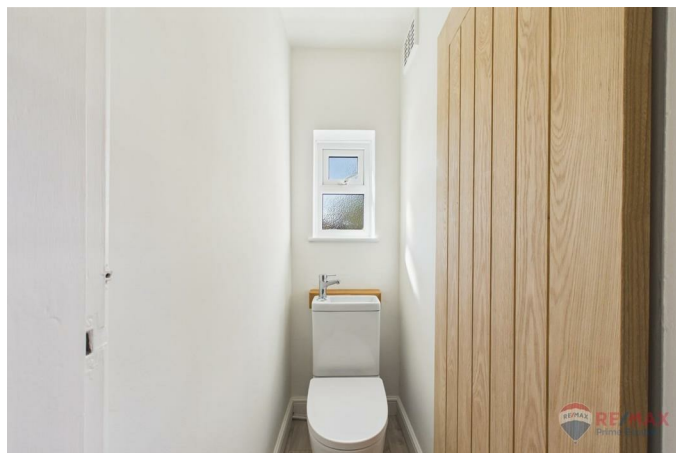
With a door leading from the dining room, wall and base units with worktops, sink with mixer tap and drainer, a door to the rear garden, access to the WC & utility, a central heating radiator and a double glazed window to the side

Utility Room 4'6" x 8'0" (1.39 x 2.45)



With a door leading from the kitchen, a central heating radiator and a double glazed window to the rear

WC



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

Landing

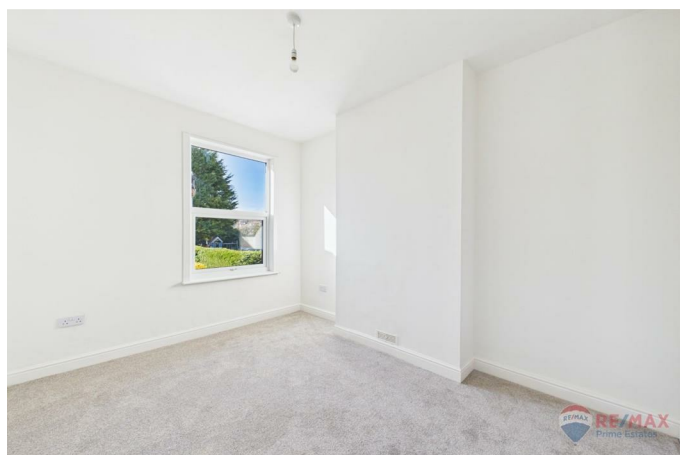
With stairs leading from the dining room, doors to various rooms

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



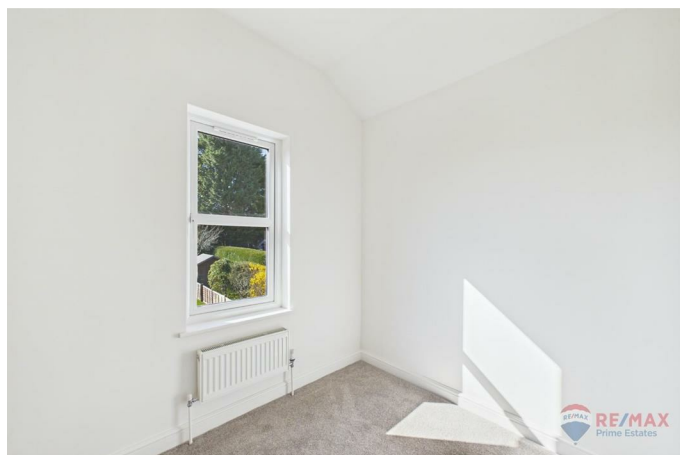
With a door leading from the landing and a double glazed window to the front

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 7'8" x 6'4" (2.34 x 1.94)



With a door leading from the landing, windows to the rear and a central heating radiator

Shower Room



With a door leading from the landing, WC, hand wash basin, shower cubicle with glass screen, a double glazed window to the side and a central heating radiator

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

With a door leading to stairs from the dining room

Garden



With a door leading from the kitchen, 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:

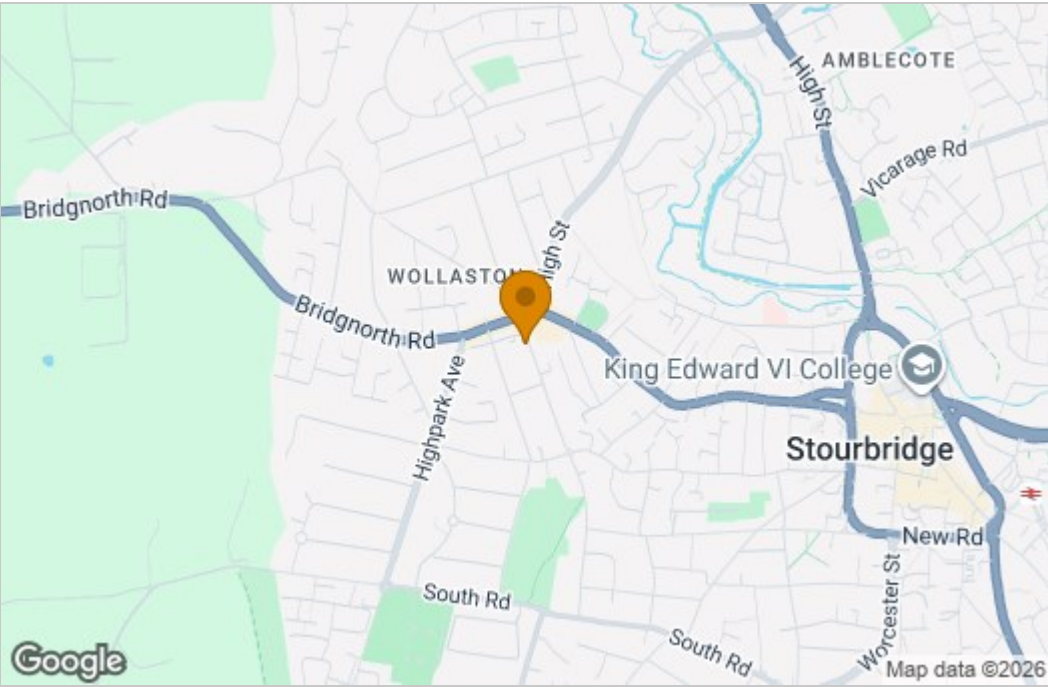
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

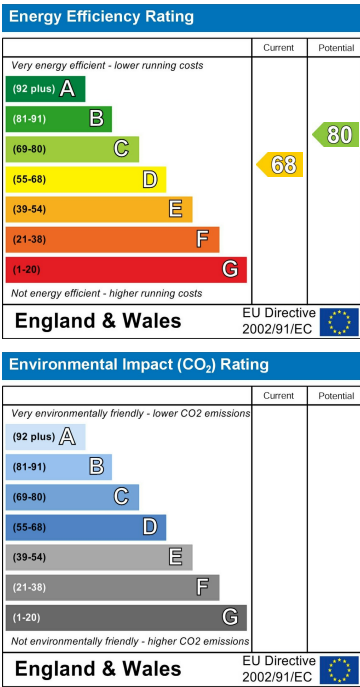
Floor Plan



Area Map



Energy Efficiency Graph



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