



HUNTERS[®]

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John Wothers Lane, Great Oldbury, GL10 | £425,000
Call us today on 01453 764912



Energy rating and score

This property's energy rating is B. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to be offering this 4 bedroom detached family home located in the popular Great Oldbury development. Built by Redrow homes only a few year ago, this Stratford designed property comprises of an entrance hall, cloakroom, living room and kitchen/dining room with island & utility cupboard to the ground floor. The first floor has bedroom 1 with en-suite, 3 further bedrooms and the family bathroom. Further benefits include rear garden, off-street parking, garage, UPVC double glazing, gas central heating.

ENTRANCE HALL

Stairs to first floor and under stairs cupboard.

CLOAKROOM

Low level WC, wash basin with mixer tap, splash back tiling, tiled flooring, radiator and a UPVC double glazed & frosted window.

LOUNGE

16'0" x 11'6"

UPVC double glazed bay window, radiator, TV point and phone point.

KITCHEN/DINING ROOM

19'4" x 14'7"

Good range of wall, floor & drawer kitchen units, ceramic drainer sink with mixer tap, built-in double oven, induction hob, fridge, freezer & dishwasher, extractor fan, kitchen island with breakfast bar, UPVC double glazed windows & french doors, radiator, TV point and utility cupboard containing plumbing for washing machine & space for tumble dryer.

FIRST FLOOR LANDING

UPVC double glazed window, radiator, cupboard containing hot water tank and access to loft space.

BEDROOM ONE

14'0" x 10'9"

UPVC double glazed bay window, radiator and built-in wardrobes.

EN-SUITE

7'4" x 4'6"

Low level WC, wash basin with mixer tap, shower cubicle, shower off mains, splash back tiling, vinyl flooring, shaver point, heated towel rail, extractor fan and a UPVC double glazed & frosted window.

BEDROOM TWO

11'9" x 9'11"

UPVC double glazed window, radiator and built-in wardrobes.

BEDROOM THREE

9'1" x 7'7"

UPVC double glazed window to rear and a radiator.

BEDROOM FOUR

8'3" x 7'2"

UPVC double glazed window and a radiator.

BATHROOM

6'8" x 5'9"

Low level WC, wash basin with mixer tap, paneled bath, shower off mains, shower glass, extractor fan, shaver point, heated towel rail, vinyl flooring, splash back tiling and a UPVC double glazed & frosted window.

EXTERIOR

The rear garden has a patio area, stone chippings area, lawn, fenced borders, outside tap, outside lighting, outside power socket, gated side access

and bedding areas.

The front has bedding areas, stone chippings area, outside lighting and a storm porch.

OFF-STREET PARKING

Driveway parking for 3 vehicles.

GARAGE

19'11" x 11'1"

Up & over door, power and lighting.

COUNCIL TAX BAND

The council tax band is E.

TENURE

The property is freehold. There will be a management charge off approx. £224 per annum which wont start until the whole site is finished.

SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



Total area: approx. 107.4 sq. metres (1156.2 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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