



HUNTERS[®]
HERE TO GET *you* THERE

Charles Almond Close, Great Oldbury, Stonehouse | Asking Price £114,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 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.

**** 40% Shared Ownership **** Hunters Estate Agents are delighted to be offering this 3 bedroom terraced property located on the popular Great Oldbury development. The property comprises of an entrance hall, living room, kitchen/dining room, inner hall and cloakroom to the ground floor. The first floor has three bedrooms and the family bathroom. Further benefits include rear garden, off-street parking, UPVC double glazing and gas central heating.

GOLD WINNERS AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

ENTRANCE HALL

UPVC double glazed entrance door, stairs to first floor, phone point and a smoke alarm.

LIVING ROOM

14'3" x 11'8"
UPVC double glazed front and a radiator.

KITCHEN/DINING ROOM

15'0" x 9'9"
Good range off wall, floor & draw kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for fridge/freezer & washing machine, extractor fan, smoke alarm, radiator, under stairs cupboard, cupboard containing wall-mounted combination boiler and a UPVC double glazed window to rear.

INNER HALL

UPVC double glazed door to rear and a radiator.

CLOAKROOM

7'5" x 2'11"
Low level WC, pedestal wash basin, splash back tiling, radiator and a extractor fan.

FIRST FLOOR LANDING

Access to loft space. The loft is part-boarded, has lighting, insulated and accessed via pull-down ladder.

BEDROOM ONE

14'11" x 9'9"
UPVC double glazed window to front, radiator and built-in cupboard.

BEDROOM TWO

13'5" x 7'8"
UPVC double glazed window to rear and a radiator.

BEDROOM THREE

9'9" x 7'1"
UPVC double glazed window to rear and a radiator.

BATHROOM

7'5" x 5'11"
Low level WC, pedestal wash basin with mixer tap, paneled bath with mixer tap, shower off mains, shower glass, splash back tiling, vinyl flooring, extractor fan, shaver point and heated towel rail.

EXTERIOR

The rear garden is mainly laid to stone chippings. Further benefits include patio area, fenced borders, shed, bedding areas & gated rear access.

The front garden has an outside tap, outside power, bedding areas and a storm porch.

OFF-STREET PARKING

There are two off-street parking spaces outside the front of the property.

TENURE

The property is a leasehold property with approx. 121 years left.

MANAGEMENT CHARGES

The current management charges are approx. £35 a month.

COUNCIL TAX BAND

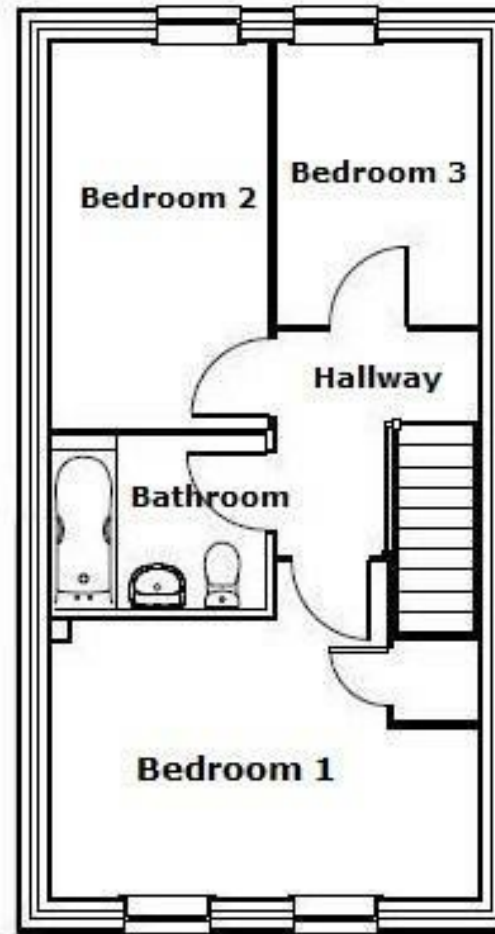
The council tax is C.

SOCIAL MEDIA

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



Ground Floor



First Floor

Approx. Floor Area: 851 sq. ft.

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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