



HUNTERS®
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Wesley Court, Stroud | £70,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 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.

**** NO CHAIN ** Weavers Court is located within the `older` part of Stroud, being only a short walk or drive to the town centre. A communal entrance leads to the staircase or lift, managers office and other facilities include a residents day room, laundry room with washing machines and tumble dryers, there is a visitors room which can be booked for a small charge. There are some communal areas of garden to enjoy. Parking is on a first come first serve permit basis with an area for visitors to park.**

SITUATION

Stroud centre is a short drive away or a downhill walk and offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits. Schooling is convenient with nearby primary schools, the Archway Secondary School as well as Marling Grammar for Boys and Stroud High for Girls also in the local community.

DIRECTIONS

Proceed up the hill into Cornhill, continue into Parliament Street. Turn right into Acre Street then right again into Wesley Court with the communal door on the left hand side.

COMMUNAL ENTRANCE

A communal entrance hall offers a lift and a staircase to the apartments. The managers office is also sited on the ground floor.

ENTRANCE HALL

Cupboard containing hot water tank and ceiling coving.

SHOWER ROOM

6'5" x 5'4"

Low level WC, pedestal wash basin, walk-in shower, Triton shower, extractor fan, splashback tiling, vinyl flooring, Dimplex heater and shaver point.

BEDROOM

12'7" x 8'7"

UPVC double glazed window, electric storage heater, TV point and ceiling coving.

LIVING ROOM

16'2" x 9'8"

UPVC double glazed window, electric storage heater, phone point, TV point and ceiling coving.

KITCHEN

9'8" x 6'5"

Range of wall, floor & draw kitchen units, roll-top work surfaces, drainles stainless steel sink, built-in oven & hob, space for fridge/freezer, extractor fan, splashback tiling, vinyl flooring and ceiling coving.

COMMUNAL GARDENS

There are some communal garden spaces around the development.

COMMUNAL LOUNGE

Lots of seating area, a little kitchen area and double doors to communal gardens.

COMMUNAL LAUNDRY ROOM

With washing machines & tumble dryer.

OFF-STREET PARKING

Parking is on a first come first serve basis with an area for visitors to park.

GUEST ROOM

A guest room can be booked at a small charge.

TENURE

The property is leasehold. The lease is a 99 year lease from 1991.

MANAGEMENT DETAILS

The management company is Broadleaf management services limited & the yearly charge is £3,175.12.

COUNCIL TAX BAND

The council tax band is B.

SOCIAL MEDIA

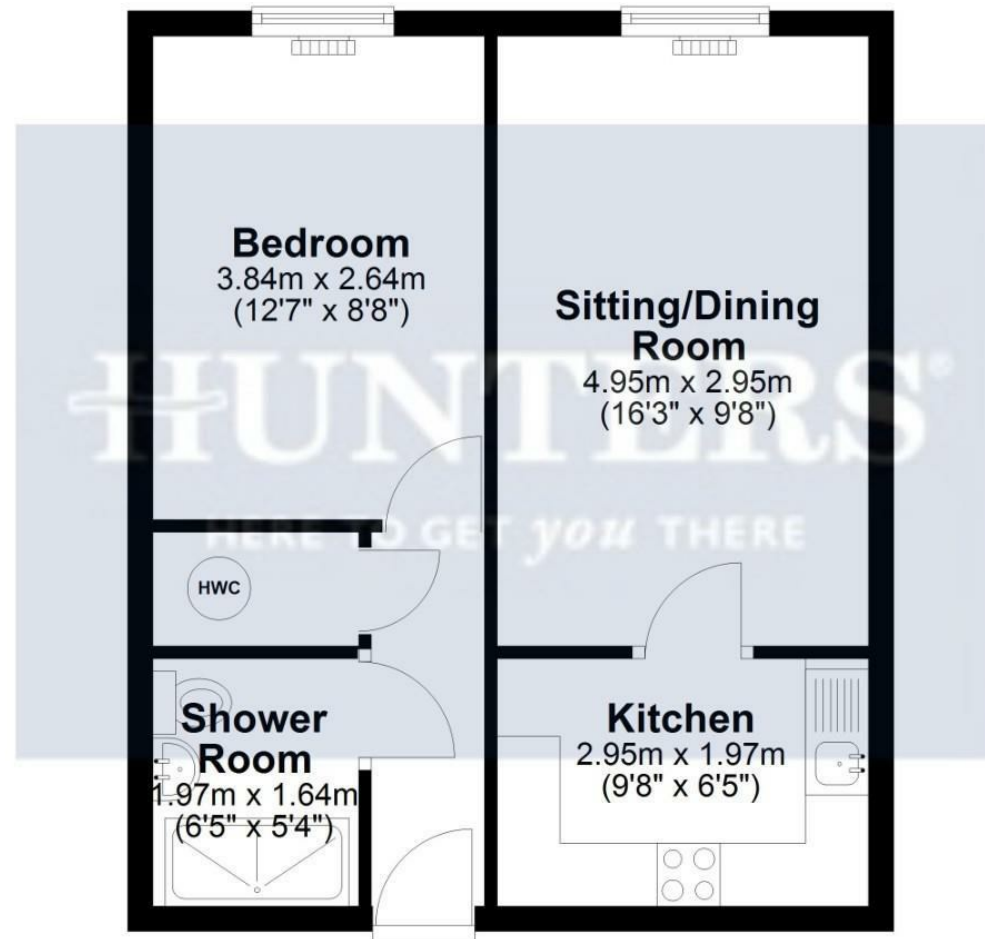
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if 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.

First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 39.6 sq. metres (426.2 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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

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