

HUNTERS®

HERE TO GET *you* THERE



William Drew Close

Great Oldbury, Stonehouse, GL10 3FU

£295,000



Council Tax: B



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SITUATION

Great Oldbury is well placed with excellent communications with major routes to principal towns., positioned alongside Eastington and Stonehouse which offers many everyday shops and amenities. Private education is available at Wycliffe College in Stonehouse and Stroud also retains two excellent grammar schools in addition to comprehensive alternatives nearby. The M5 (J13) is close by with a typical journey time to Bristol being half an hour by car. Intercity trains to London Paddington are also available.

ENTRANCE HALL

Staircase to the first floor, laminate flooring, door to sitting room.

SITTING ROOM

12'9" x 11'6" (3.89m x 3.51m)
2 radiators, double glazed window to the front, laminate flooring.

KITCHEN/DINING ROOM

14'1" max x 9'9" max (4.29m max x 2.97m max)
A modern range of fitted wall and base units with wood effect the worktops over. Built-in appliances to include a washer dryer, fridge and freezer, slimline dishwasher, gas hob, electric oven, extractor hood. Cupboard housing the gas fired combination boiler, double glazed French doors and glass panels to the rear garden, Tall built-in cupboard, cat flap can stay or be replaced by the original glass panel.

CLOAKROOM

Comprising a WC, wash basin, extractor.

FIRST FLOOR LANDING

Loft access via a pull down ladder with light and some raised boarding preserving the insulation, all retrospectively fitted.

BEDROOM ONE

11'6" x 11'0" (3.51m x 3.35m)
Built-in wardrobe with a secondary built-in half wardrobe/cupboard. Double glazed window to the front, radiator.

BEDROOM TWO

11'0" x 8'2" (3.35m x 2.49m)
Laminate flooring, radiator, double glazed window to the rear.

BATHROOM

6'5" x 6'1" (1.96m x 1.85m)
A modern white suite comprising a panelled bath with shower over, pedestal basin, WC, radiator, opaque double glazed window and half tiled walling.

EXTERIOR

The rear garden is enclosed by a wooden fence with door into shed. There is a double power point, cold water tap, an area laid to grass with stepping stones and a larger area of decking to the rear. A gate leads to the driveway. Outside lighting upgrade.

The front has a pathway to a canopy porch, outside lights, shrubs within a slate bed.

OFF-STREET PARKING

The property comes with a larger than average plot to the side, allowing parking for several cars. There is an area laid to slate with plants interspersed which could also be adapted to create

Tel: 01453 764912

further-parking if required. External PIR light over driveway and solar lighting along rear driveway fence line

TENURE

Freehold

MANAGEMENT CHARGES

There is a grounds service/maintenance charge paid annually of £222. These payments dont start until the whole site is finished.

COUNCIL TAX BAND

Council Tax Band B

SOCIAL MEDIA

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Road Map



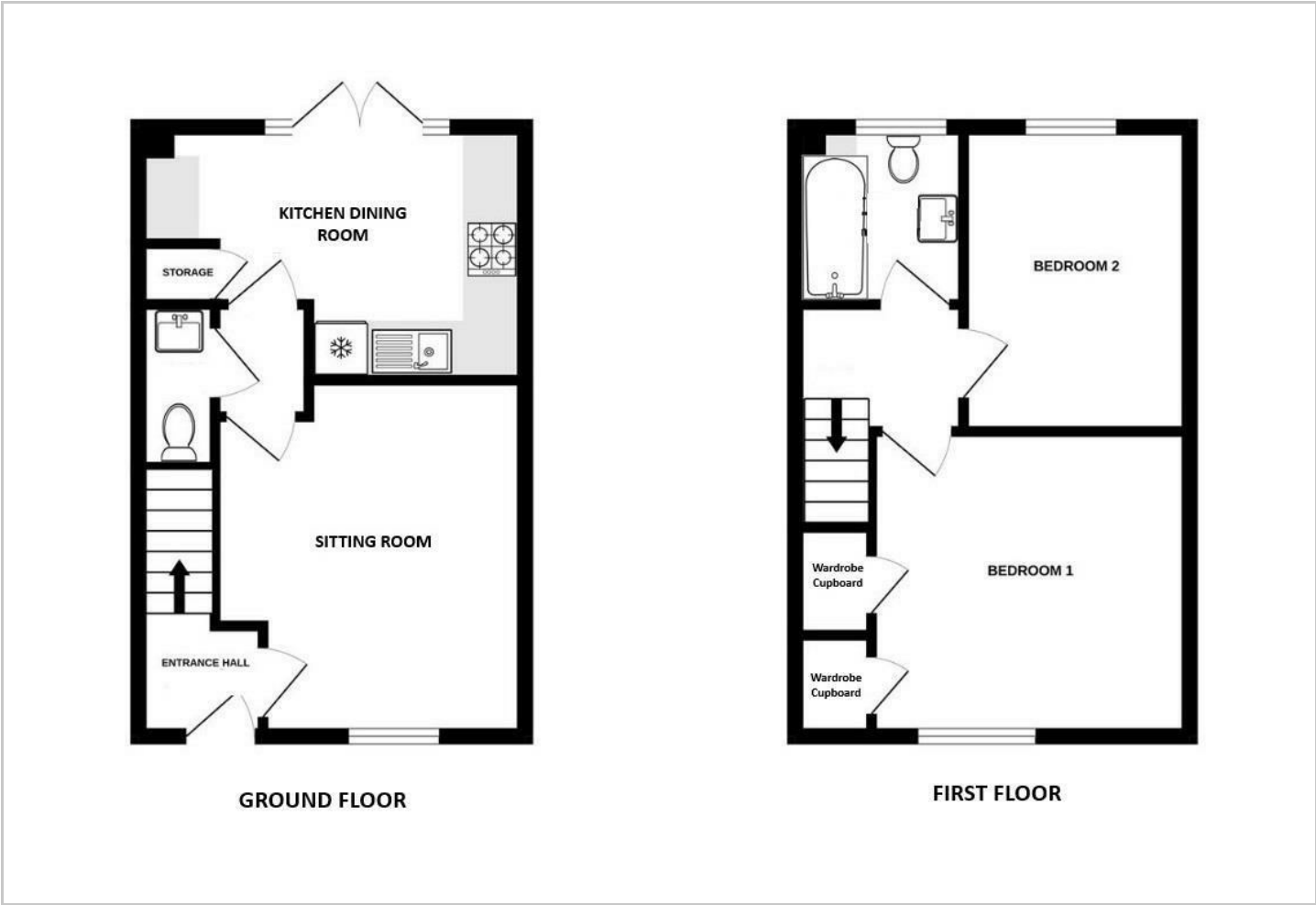
Hybrid Map



Terrain Map



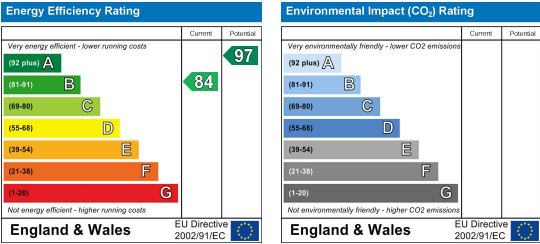
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.