



HUNTERS[®]
HERE TO GET *you* THERE

Great Oldbury Drive, Great Oldbury, Stonehouse, GL10 3FQ | £425,000
Call us today on 01453 764912



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	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 present this four-bedroom detached family home, located in the ever-popular Great Oldbury development. Built by Barratt Homes in 2019, this Hemsworth style property still benefits from the remainder of its NHBC guarantee. The ground floor offers a welcoming entrance hall, spacious sitting room, and an open-plan kitchen/dining room with utility and cloakroom. Upstairs, the main bedroom features an en-suite shower room, alongside three further double bedrooms and a family bathroom. Outside, there are front and rear gardens with patio, driveway parking for two vehicles and an integral garage. The property also benefits from UPVC double glazing and gas central heating throughout.

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

UPVC double glazed entrance door, stairs to first floor with storage/draws beneath, radiator and Amtico style flooring.

LIVING ROOM ROOM

16'0" x 10'10"

UPVC double glazed window to front with shutters, two radiators, TV point and phone point.

KITCHEN/DINING ROOM

17'3" x 8'9"

A gloss grey kitchen suite with wall, floor & drawer kitchen units. roll top worksurface, drainer stainless steel sink with mixer tap, built-in fridge, freezer, dishwasher, gas hob & electric oven, stainless steel extractor fan, UPVC double glazed windows & French doors to garden, radiator and Amtico style flooring.

UTILITY ROOM

6'8" x 5'2"

Gloss Grey wall and base units with roll top worktops,, plumbing for a washing machine, space for a tumble dryer, UPVC double glazed window to rear, radiator, extractor fan and Amtico style flooring.

CLOAKROOM

5'1" x 3'1"

Low level WC, wash basin to corner with mixer tap, UPVC double glazed & frosted window and a radiator.

FIRST FLOOR LANDING

Linen cupboard, radiator and access to loft space. The loft has boarding and lighting.

MASTER BEDROOM

13'10" x 13'1"

UPVC double glazed window to front, radiator, TV & phone point and a door to...

EN-SUITE SHOWER ROOM

6'8" x 5'10"

Shower cubicle, Mira electric shower, low level WC, pedestal basin with mixer tap, UPVC double glazed & frosted window, shaver point, extractor fan, splashback tiling and a radiator.

BEDROOM 2

12'10" x 10'1"

UPVC double glazed window to front and a radiator.

BEDROOM 3

11'7" x 9'10"

UPVC double glazed window to rear and a radiator.

BEDROOM 4

10'2" x 9'7"

UPVC double glazed window to rear and a radiator.

FAMILY BATHROOM

7'0" x 5'10"

A white suite comprises: Panelled bath with mixer tap, & shower over, pedestal basin with mixer tap, close coupled WC, radiator and a UPVC double glazed & frosted window to the rear.

EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include patio area, gated side access to front, fenced borders, bedding areas, outside tap, outside lighting and outside power.

The front is mainly laid to lawn with bedding area, outside lighting, storm porch and gated side access to rear.

OFF-STREET PARKING

Driveway parking in front of the property & garage for two vehicles.

GARAGE

19'8" x 9'10"

Up and over door, wall mounted gas combi boiler, power points and lighting.

COUNCIL TAX BAND

The council tax band is D.

TENURE

Freehold

MANAGEMENT COMPANY

There is a grounds service/maintenance charge paid annually of approx. £250 per year. This doesn't start until the whole site is finished.

AML CHECKS

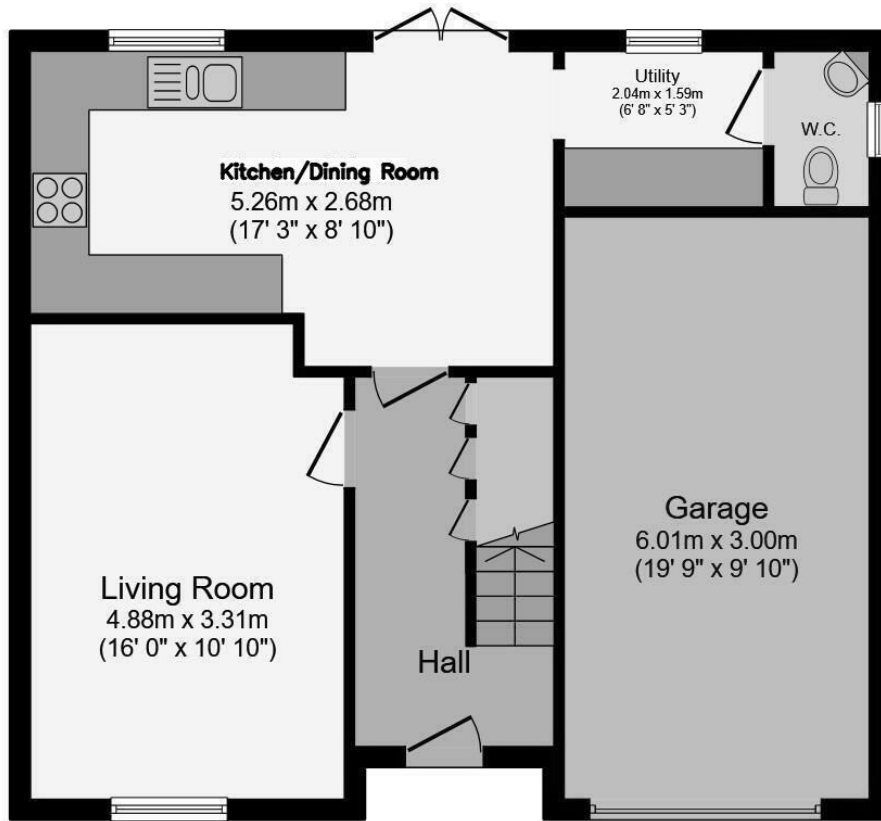
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

SOCIAL MEDIA

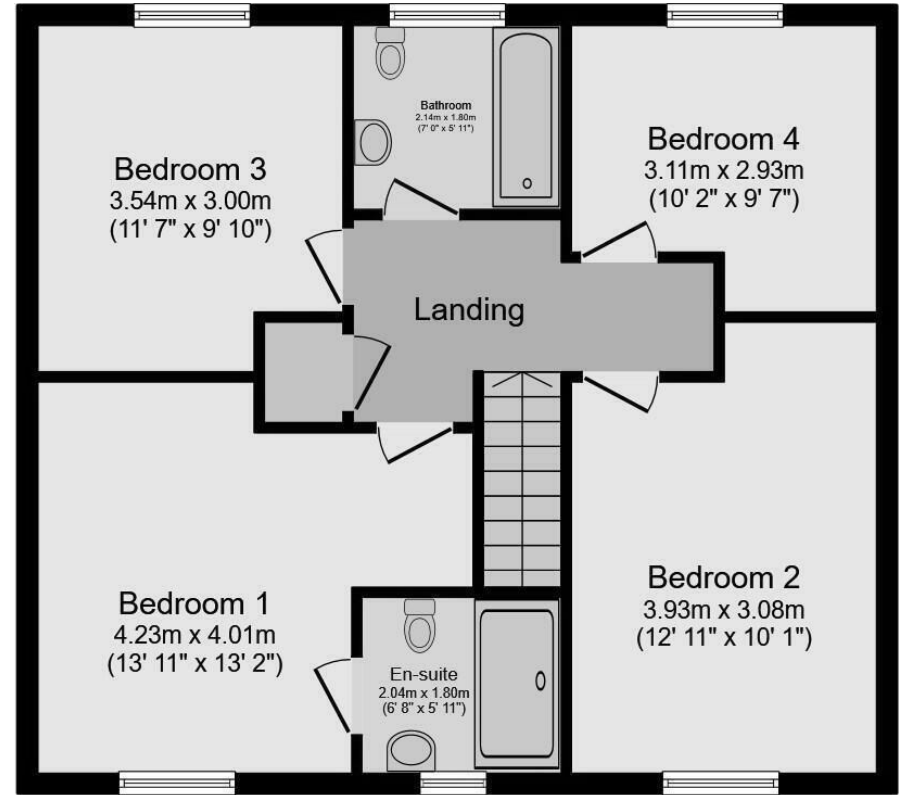
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT THE BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award again at the British Property Awards in 2025. We also won the award in 2024, 2023 and 2021. 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.



Ground Floor



First Floor

Total floor area 129.7 sq.m. (1,396 sq.ft.) approx

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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