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Rowbotham Way, Great Oldbury, GL10 3GW | Offers Over £365,000
Call us today on 01453 764912



Energy rating and score

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

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 be offering this well presented 4 bedroom detached family home located in the popular Great Oldbury Development. Benefiting from being a corner plot, the property overlooked a green in front. Comprising of an entrance hall, cloakroom, lounge & kitchen/dining room to the ground floor. The first floor has the master bedroom with en-suite, three further bedrooms and the family bathroom. Further benefits include UPVC double glazing, gas central heating, parking, garage and rear garden.

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, radiator and stairs to first floor with storage beneath.

CLOAKROOM

Low level WC, corner sink with mixer tap, radiator, splashback tiling and UPVC double glazed & frosted window to front.

LIVING ROOM

16'6" x 11'1"
UPVC double glazed window to front with shutters, radiator, TV point and phone point.

KITCHEN/DINING ROOM

19'2" x 14'4"
Good range of wall, floor, larder & drawer kitchen units, roll-top work surfaces, drainer sink with mixer tap, built-in oven, induction hob & fridge/freezer, splashback tiling, radiator, cupboard containing plumbing for washing machine & space for tumble dryer, cupboard containing wall-mounted boiler and UPVC double glazed window & french doors to rear.

FIRST FLOOR LANDING

UPVC double glazed window to side, radiator and access to loft space.

BEDROOM ONE

17'5" max x 10'3"
UPVC double glazed window to front, radiator and dressing area with fitted wardrobes.

EN-SUITE

7'7" x 4'3"
Low level WC, sink with mixer tap, shower cubicle, shower off mains, splashback tiling, tiled flooring, shaver point, heated towel rail and an extractor fan.

BEDROOM TWO

11'5" x 9'9"
UPVC double glazed window to rear and a radiator.

BEDROOM THREE

9'1" x 8'2"
UPVC double glazed window to rear and a radiator.

BEDROOM FOUR

8'7" x 7'3"
UPVC double glazed window to front and a radiator.

BATHROOM

6'2" x 5'6"
Low level WC, wash basin with mixer tap, panelled bath, shower off mains, shower glass, splashback tiling, tiled flooring, extractor fan, shaver point and a UPVC double glazed & frosted window to side.

EXTERIOR

Benefitting from being a corner plot, the rear garden is mainly laid to patio & artificial grass. Further

benefits include bedding areas with planting, fence/brick borders, outside power, outside lighting, outside tap and gated side access.

The front & side garden is mainly laid to lawn with hedge/metal fence borders, storm porch, outside tap and gated access to rear garden.

GARAGE

20'3" x 10'6"
Up & over door.

OFF-STREET PARKING

Parking in front of the garage for 1 vehicle. There is plenty of on-road parking available.

COUNCIL TAX BAND

The council tax band is D.

TENURE

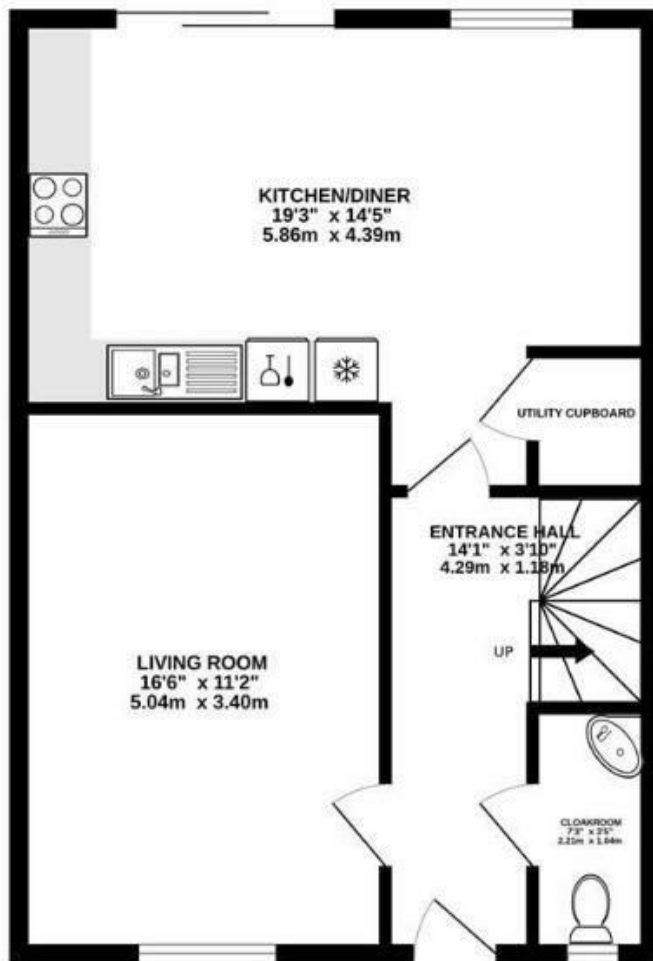
The property is freehold.

MANAGEMENT CHARGES

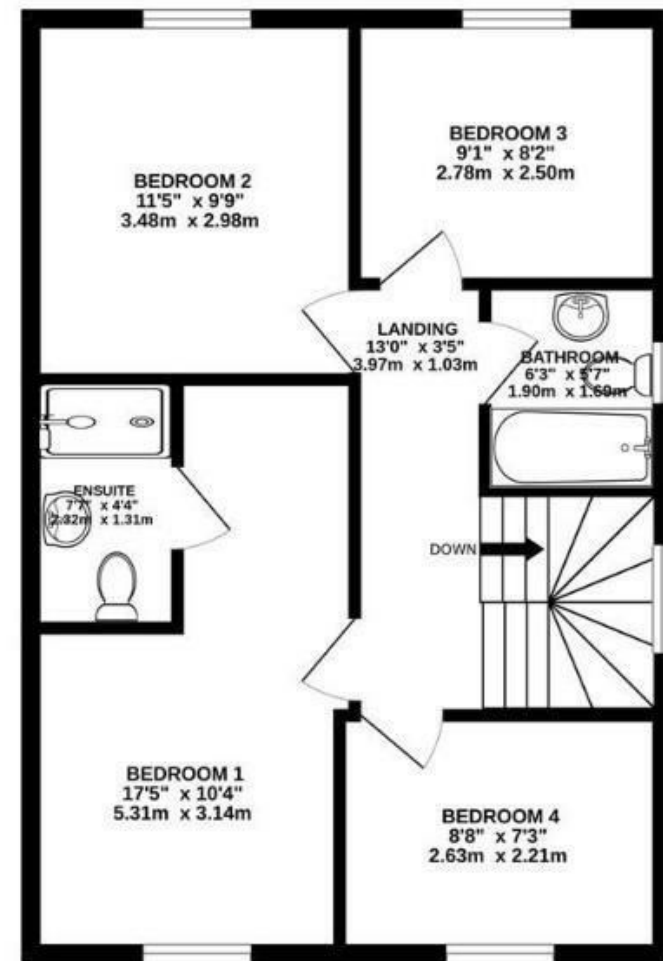
The management company is First Port. The yearly management charge will be approx £240 per annum. Please note that the management charge doesn't start until the whole Great Oldbury site is finished.

SOCIAL MEDIA

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



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.

TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) 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.

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

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