



21 West Grange Court, Lovedays Mead,  
Stroud, Gloucestershire, GL5 1XB  
Price £245,000

**SawyerS**  
Sales & Lettings

# 21 West Grange Court, Lovedays Mead, Stroud, Gloucestershire, GL5 1XB

**A well presented two double bedroom end terrace home situated within the sought after `West Grange Court` development exclusively for the over 50`s. Outside can be found the well tended communal landscaped gardens as well as communal parking.**

**The property benefits from a private garage. No Chain.**

**Sawyers Estate Agents** are proud to offer to the market this well presented two double bedroom end terraced home situated within the sought after `West Grange Court` development exclusively for the over 50`s. The accommodation in brief consists: Entrance hall, cloakroom, generous living/dining room, kitchen on the ground floor with two double bedrooms with built in wardrobes and bathroom on the first floor. Benefits include double glazing and electric heating. Outside can be found the well tended communal landscaped gardens as well as ample communal parking. The property benefits from a private garage. Internal viewing highly recommended to fully appreciate the accommodation of offer. No Chain. EPC: D (66)

**Amenities:** West Grange Court is located within a few hundred yards of the Stroud Town Centre, Tesco Store and Stratford Park. Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

## Entrance Hall

Door to front, stairs to first floor, built in storage cupboard and wall mounted electric heater.

## Cloakroom

Extractor. Pedestal wash hand basin with tiled splash back and low level WC. Wall mounted electric heated towel rail.

## Kitchen 3m (9'10") x 2.34m (7'8")

Double glazed Mullion style window to front, range of matching wall and base units complemented with roll edged work tops, single drainer sink unit with mixer tap, tiled splash backs, fitted electric hob with double electric oven under and extractor hood over. Plumbing for washing machine and space for fridge/freezer. Wall mounted electric panel heater.

## Living/Dining Room 4.49m (14'9") x 4.53m (14'10")

Double glazed patio doors leading out to the rear communal gardens, double glazed window to rear, useful under stairs storage cupboard, television point and electric storage heater.

## First Floor Landing

Access to loft. Airing cupboard housing the hot water tank. Wall mounted electric panel heater.

## Bedroom One 4.52m (14'10") x 3.11m (10'2")

Two double glazed windows to rear, built in double wardrobe and electric wall mounted panel heater.

## Bedroom Two 3.88m (12'9") x 2.71m (8'11")

Double glazed Mullion style window to front, built in double wardrobe and wall mounted electric panel heater.

## Bathroom

Extractor. Suite consists panelled bath with `Mira` shower over, pedestal wash hand basin and low level WC. Tiled splash backs, wall mounted light with shaver point, chrome towel rail and wall mounted electric heater.

## Outside

Path to front door with a flower border with blue slate chippings. Outside tap. Communal parking and landscaped communal gardens will be found to the rear. Further communal gardens can be found a short distance away which are mainly laid to lawn with mature shrub borders, seating area`s and flower beds.

## Garage en bloc 4.89m (16'1") x 2.43m (8'0")

Up and over door, outside light and external power socket.

## Agents note

Residents own their freehold and there is a Residents Committee at West Grange Court.

Tenure: Freehold

Estate Management Charge: £839.52 per year. From January 2024 to December 2024. and covers the following: Building insurance, maintenance/repair of communal areas, grounds and main building structures.

Management Company: Sawyers Estate Agents (01453) 751647.

(These figures can be subject to change and should be checked by your legal advisor)

Prospective purchasers are restricted to over 50`s only. No one under the age of 50 is permitted to occupy the property. Purchasers are unable to have pets or acquire further pets without first gaining the management companies approval first.

## Selling Agent

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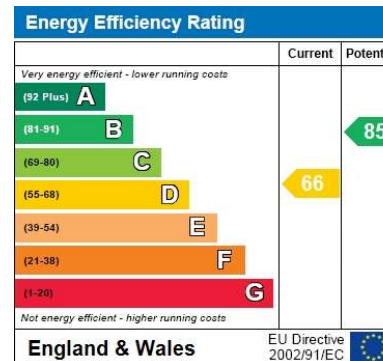
## Local Authority

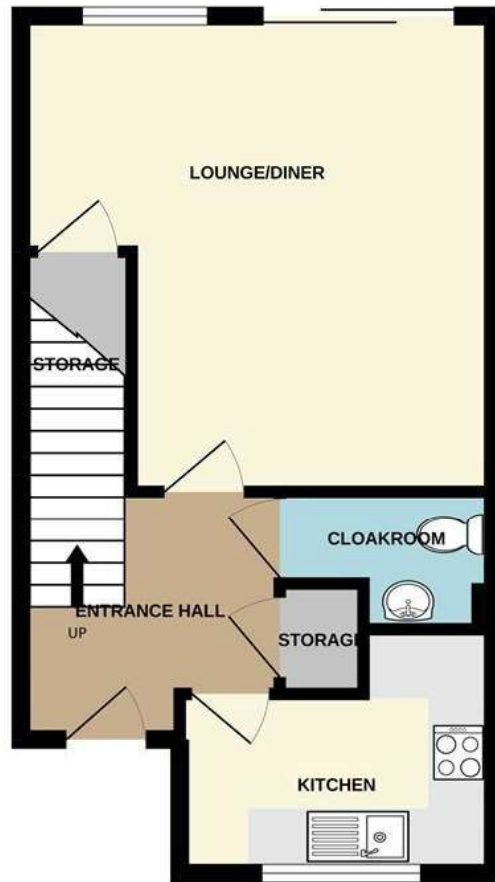
Stroud District Council - Band D

## Directions

For SAT NAV use: GL5 1XB

From Stroud take the B4070 Slad Road, take the first left into Birches Drive and left again into Folly Lane. Follow the road to the far end and then bear right into Lovedays Mead, at the top of the road turn left into the West Grange Court development. The property will be located ahead of you on the right.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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