



SawyerS
Sales & Lettings

**4 Birches Close, Stroud,
Gloucestershire, GL5 1TJ
Price £249,950**

4 Birches Close, Stroud, Gloucestershire, GL5 1TJ

A neatly presented, light and airy two double bedroom semi-detached bungalow set within this choice corner plot position. Located within walking distance of the town. Double glazing (where specified) and Electric heating. Gardens and off road parking.

Requires a degree of updating. No Chain.

Sawyers Estate Agents are delighted to bring to the market this neatly presented semi-detached bungalow located in this lovely elevated setting with views towards Rodborough, within a choice corner position. The light and airy accommodation briefly consists, entrance hall, living room, kitchen, utility, two double bedrooms and shower room. Outside you will find gardens which are mainly laid to lawn with patio/seating area's and the block paved driveway providing off road parking. The bungalow requires a degree of updating giving purchasers the opportunity to put their own stamp on it. No Chain.

Amenities: - Within Uplands there is a popular primary School, local shop within Folly Lane and a Post Office in Springfield Road, and open fields off Slad Road. The town centre is within walking distance. 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 brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Double glazed door to side, access to loft, airing cupboard with hot water tank, and electric storage heater.

Living Room 4.33m (14'2") x 3.31m (10'10")

Double glazed window to front, fire place with free standing electric fire, electric storage heater and television point.

Kitchen 2.53m (8'4") x 2.31m (7'7")

Door to utility, double glazed window to rear, window to utility, range of modern, fitted wall and base units complemented with roll edged work surfaces, stainless steel single drainer sink unit, tiled splash backs, space for electric cooker and space for fridge/freezer.

Utility 2.59m (8'6") x 1.56m (5'1")

Double glazed door to side and plumbing for washing machine.

Bedroom One 3.63m (11'11") x 3.33m (10'11")

Double glazed window to front. Electric storage heater.

Bedroom Two 2.58m (8'6") x 2.51m (8'3")

Double glazed window to rear. Electric storage heater.

Shower Room 1.95m (6'5") x 1.65m (5'5")

Double glazed window to rear, shower cubicle, low level W/C and wall mounted wash hand basin. Part tiled walls and wall mounted electric fan heater.

Outside

Front

Block paved driveway providing off road parking. Outside light. Path leading to side.

Side/Rear

Mainly laid to lawn, hedging and shrubs, patio/seating area, further raised patio area, raised gravel borders, garden shed, outside store, outside lighting and cold water tap.

Material Information

Title Number: GR254350

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: B

Annual price £1,935.60 (2025/26)

Electricity Supply: Mains

Gas Supply: None (Gas is available within the road for a connection)

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Flood Risk: Very Low

Mobile coverage: EE, Vodafone, Three, O2 (Average)

Broadband Speed: Basic (14 Mbps) Superfast (80 Mbps)

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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Local Authority

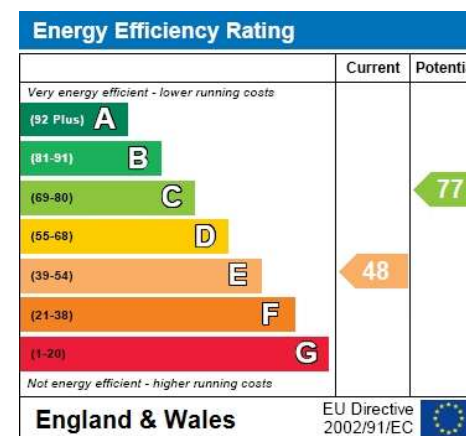
Stroud District Council - Band B

Directions

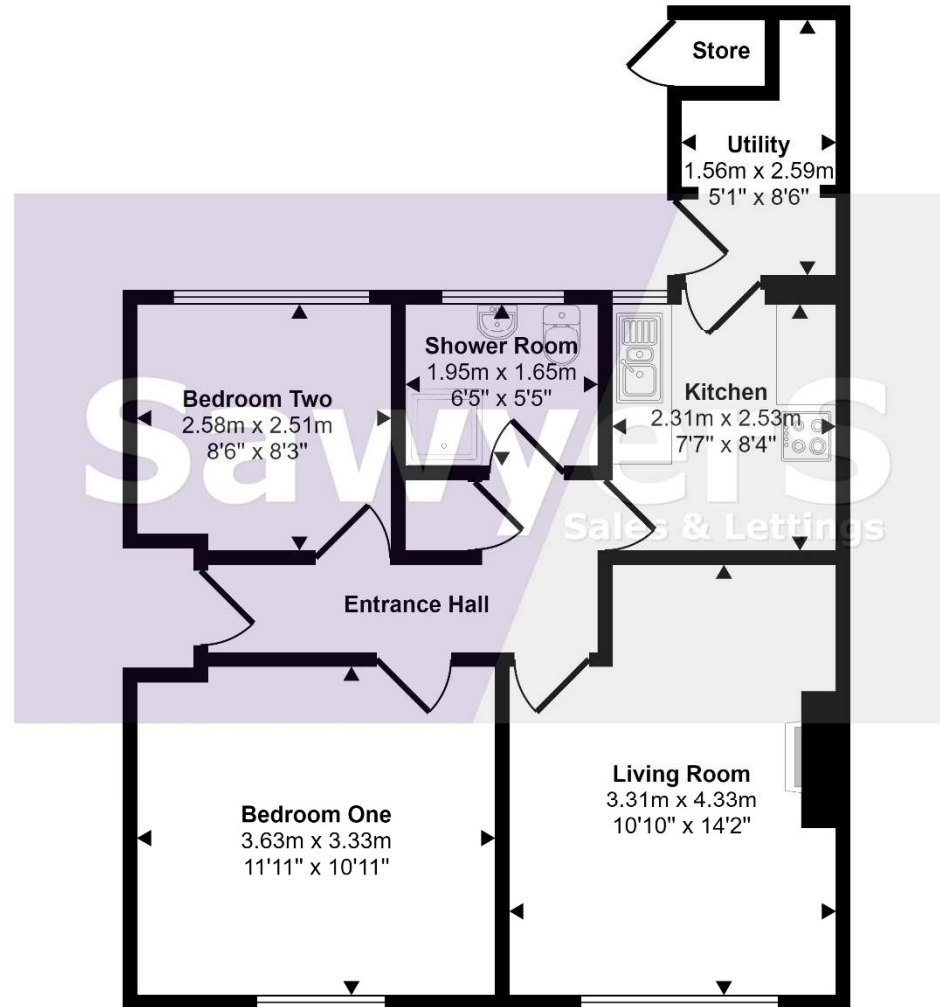
For SAT NAV use: GL5 1TJ

From Stroud town centre take the B4070 Slad Road and take the first left into Birches Drive. Turn right into Springfield Road, and right again into Birches Close. The property will be found ahead of you, identified by our 'For Sale' board.

EPC



Approx Gross Internal Area
54 sq m / 582 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

