

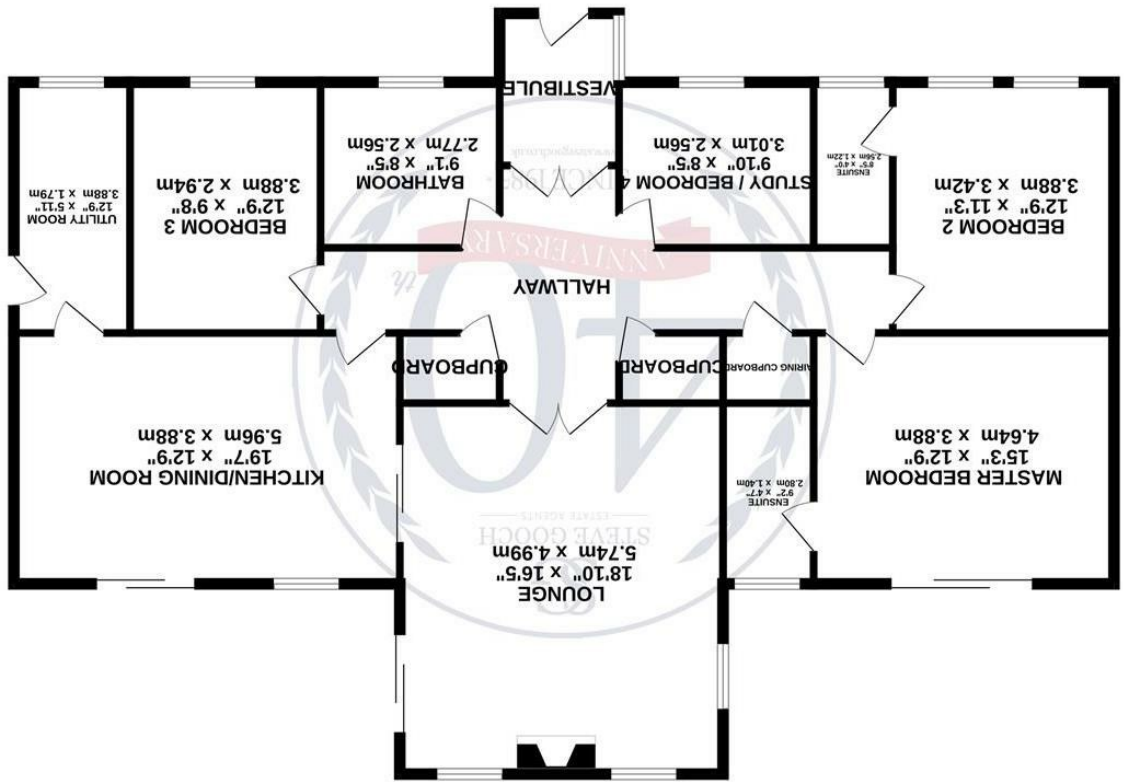
MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales		England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Most energy efficient - lowest heating costs	Most energy efficient - lowest heating costs	Most energy efficient - lowest heating costs	Most energy efficient - lowest heating costs
Energy Efficiency Rating	Energy Efficiency Rating	Energy Efficiency Rating	Energy Efficiency Rating
Environmental Impact (CO ₂) Rating	Environmental Impact (CO ₂) Rating	Environmental Impact (CO ₂) Rating	Environmental Impact (CO ₂) Rating
Current	Current	Current	Current



Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR
1592 sq.ft. (147.9 sq.m.) approx.



Birchwood Ledbury Road
Tirley GL19 4EW

Guide Price £599,995

Situated in A POPULAR VILLAGE LOCATION is this NEWLY CONSTRUCTED AND SPACIOUS THREE / FOUR BEDROOM DETACHED BUNGALOW FINISHED TO A VERY HIGH SPECIFICATION with TWO EN-SUITE BEDROOMS, KITCHEN / FAMILY / DINING ROOM and SEPARATE LIVING ROOM with FEATURE VAULTED CEILING, IMPRESSIVE DESIGN FEATURES THROUGHOUT, GARDENS OF APPROXIMATELY 1/5TH OF AN ACRE, AMPLE PARKING, 10 YEAR BUILDZONE WARRANTY, ALL BEING OFFERED WITH NO ONWARD CHAIN.

Tirley has its own local Church and public house. There is a Post Office available in neighbouring Ashleworth. The nearest towns are Tewkesbury ((7 miles), Cheltenham (10 miles) and Gloucester (11 miles) for more comprehensive shopping and recreational facilities with the Malvern Hills to the North and Cotswold Hills to the East.



Enter the property via glazed front door with full length window either side and a side aspect window into:

ENTRANCE VESTIBULE
Alarm control pad, matting and spotlighting. Through glazed French doors into:

ENTRANCE HALL
Thermostat controls, spotlighting, access to roof space, door to shoe and coat storage cupboard, door to under floor heating cupboard with consumer units, hard-wired Open Reach point, door to further cupboard housing air source heat pump tanks. Glazed French doors open out to:

LIVING ROOM
18'4 x 16'11 (5.59m x 5.16m)
Beautiful vaulted ceiling with exposed beam work, feature electric fireplace, side and rear aspect window overlooking the garden, side aspect sliding doors to the patio areas, TV and network points, full floor and wall level fittings, thermostat control, sliding doors to:

KITCHEN / FAMILY / DINING ROOM
19'7 x 12'6 (5.97m x 3.81m)
Alternatively accessed from the entrance hall. A contemporary kitchen comprising of a range of base and wall mounted units with marble worktops and splashbacks, double drainer Grohe sink unit with mixer tap, integrated Samsung appliances to include fridge / freezer, dishwasher, double oven, induction hob with built-in extraction system, under unit lighting, spotlighting, rear aspect window, sliding doors to patio and gardens.

UTILITY ROOM
12'5 x 5'7 (3.78m x 1.70m)
Single drainer sink unit, range of base units with laminated worktops and splashbacks, space for washing machine and tumble dryer, spotlighting, front aspect window with a half glazed side door to the gardens.

MASTER BEDROOM
14'9 x 12'6 (4.50m x 3.81m)
Spotlighting, thermostat controls, TV point, rear aspect sliding doors overlooking the gardens. Door to:

EN-SUITE
9'0 x 5'0 (2.74m x 1.52m)
Walk-in double shower cubicle with glazed screen and inset overhead detachable hand shower, vanity wash hand basin with mixer tap and cupboards below, built-in WC, tiled floor and splashbacks, integrated splashbacks, integrated spotlights, extractor fan and rear aspect frosted window.

BEDROOM 2
12'5 x 11'10 (3.78m x 3.61m)
Spotlighting, TV point, thermostat controls, front aspect window. Door to:

EN-SUITE
8'3 x 3'9 (2.51m x 1.14m)
Double shower cubicle accessed via sliding glazed screen with inset overhead and detachable hand shower, WC, vanity wash hand basin with mixer tap and cupboard below, tiled flooring and splashbacks, chrome heated towel rail, extractor fan, spotlighting, front aspect frosted window.

BEDROOM 3
12'5 x 9'6 (3.78m x 2.90m)
Spotlighting, thermostat control, TV point, two front aspect windows.

BEDROOM 4 / HOME OFFICE
8'8 x 8'3 (2.64m x 2.51m)
TV network point, spotlighting, front aspect window.

BATHROOM
9'0 x 8'3 (2.74m x 2.51m)
Four piece bathroom having a curved bath with mixer tap, WC, vanity wash hand basin with mixer tap and cupboard below, double shower accessed via sliding screen with inset overhead and detachable hand shower, shaver point, tiled floor, tiled splashbacks, chrome heated towel rail, spotlighting, extractor fan, front aspect frosted window.

OUTSIDE
To the front of the property, a gravelled driveway offers a parking and turning area suitable for six vehicles with pathways around both sides of the property to the side and rear. The front, there is down lighting and an EV charger point. The property sits within a generous plot of approximately 1/5th of an acre with gravelled areas and patio seating areas serving both the master bedroom and the living room and kitchen / family / dining room areas. The generous gardens are laid to lawn with some mature fruit trees, wooden garden shed, all enclosed by sleeper fencing, hedging and fencing. There is outside down lighting, power and points and water tap.

SERVICES
Mains water, electricity and drainage. Air source heat pump.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, proceed along the B4221 towards Dymock taking the first turning right onto the Tewkesbury Road towards Staunton. Proceed along this road for 4 / 5 miles until reaching the junction with the A417. At the A417 proceed straight over until you come to a T junction, turn left towards Tewkesbury and continue along this road for 1 - 2 miles until you see a right hand turning signposted for Tirley. Turn right here and proceed along through the village and you will see the property on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.