



SALES & LETTINGS



Rowbotham Way, Great Oldbury, Stonehouse  
Gloucestershire GL10 3GW

**Offers in Excess of £375,000**

- Stunning Detached Family Home
- Positioned at the bottom of a Cul-de-sac
- Good Size Rooms Throughout
- Kitchen/Diner
- Master Bedroom with Dressing Area and En-suite
- Landscaped Rear Garden
- Detached Garage
- Off Road Parking for 3 Vehicles

**The Property**

TG Sales are proud to introduce this beautiful four-bedroom detached family home in the increasingly sought-after Great Oldbury area, on the edge of Stonehouse.

This property offers a quiet cul-de-sac position and comes with a detached garage and off-road parking for three vehicles. An enclosed rear garden complete with larger than average patio and lawn.

Upon approaching the property, you are welcomed into a spacious entrance hall. From here, you can access the living room, kitchen/dining/Family room, and cloakroom, with stairs rising to the first floor.

Upstairs, the light and airy landing leads to all four bedrooms and the family bathroom. The master bedroom, includes an En-suite shower room and dressing area. Bedrooms two and three are situated at the back, overlooking the garden.

The enclosed rear garden features contemporary patio paving and a lawn, bordered by wood panel fencing and the garage.

The property is within walking distance to the local school and has excellent public transport links, while being just a few minutes drive to Stonehouse Town centre and the M5.



**Situation**

**Great Oldbury is situated on the edge of the vibrant town of Stonehouse. The development is served by a local 'Little Waitrose' for every day needs. In the town itself you will find an abundance of shops and other local amenities including, GP surgery, chemist, pubs, supermarket, independent butchers and fast food/takeaway outlets plus a fabulous Italian restaurant. This property is ideally situated for easy access to M5 motorway. The town also has its own mainline railway station, which has a regular train service to London. There are 2 primary schools (Park Infant & Junior), one secondary school (Maidenhill) and independent schools (Wycliffe College and Hopelands Preparatory School). There are also a number of footpaths and lanes that lead from the town to the nearby Stroudwater canal and the Cotswold Way walking trail passes close to Stonehouse.**

**Tenure Freehold**

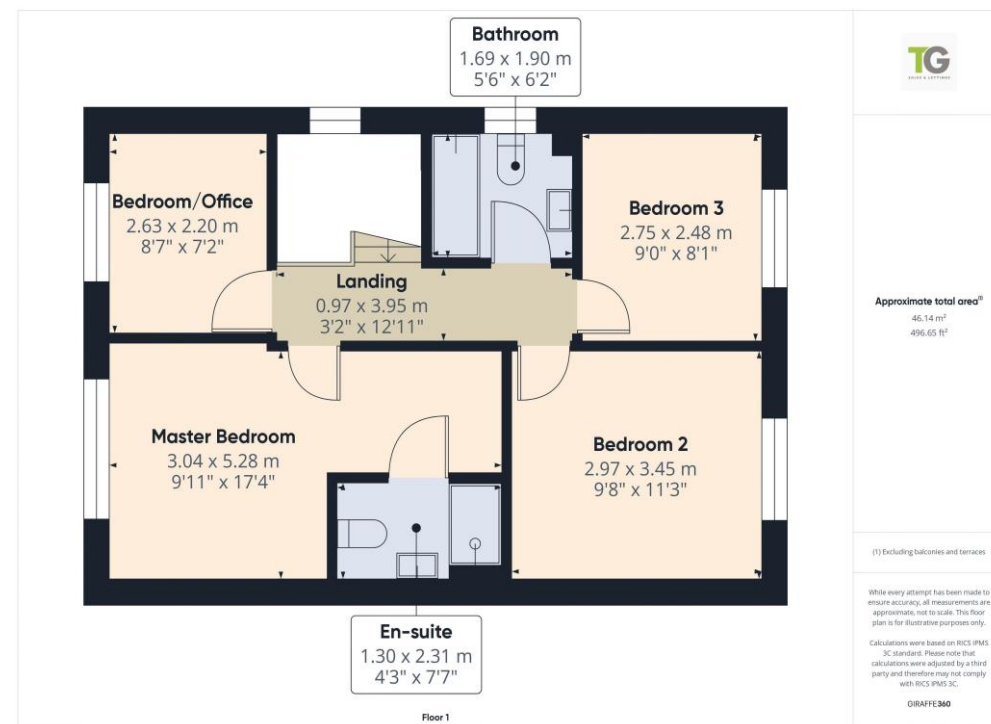
**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band D**







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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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