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Cyril Cowley Close, Great Oldbury, Stonehouse | Offers Over £300,000  
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## 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             |         | 95 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 present this beautifully presented two-bedroom semi-detached home, tucked away on a desirable plot in the sought-after Great Oldbury development, built in 2022. Enjoying a prime position with green space to the front and farmland to the side, this modern home offers both privacy and charm. The property boasts a larger-than-average rear garden, perfect for outdoor entertaining, along with a substantial metal shed currently used as a workshop. The ground floor accommodation comprises of an a welcoming entrance hall, cloakroom, kitchen/dining room and living room. Upstairs, you will find two generously sized double bedrooms and a well-appointed family bathroom. Further features include off-road parking for two vehicles, gas central heating, UPVC double glazing and Remainder of the NHBC warranty for peace of mind. This is a fantastic opportunity for first-time buyers, downsizers, or investors seeking a well-maintained and conveniently located property.

#### SITUATION

Great Oldbury is a newer development which 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 at Stonehouse & Stroud.

#### ENTRANCE HALL

UPVC double glazed entrance door, radiator, stairs to first floor and cupboard containing Logic combination boiler.

#### KITCHEN/DINING ROOM

15'9" x 6'11"

Good range of wall, floor & draw kitchen units, roll-top work surfaces, drainer sink with mixer tap, built-in oven & gas hob, space for washing machine, dishwasher and fridge/freezer, extractor fan, splashback tiling, USB sockets, radiator and UPVC double glazed window to front.

#### CLOAKROOM

Low level WC, vanity sink with mixer tap, extractor fan, radiator and splashback tiling.

#### LIVING ROOM

13'8" x 11'8"

UPVC double glazed window & french doors to rear, radiator and USB sockets.

#### FIRST FLOOR LANDING

USB sockets, storage cupboard and access to loft space. The loft has boarding and lighting.

#### BEDROOM ONE

13'8" x 11'8"

UPVC double glazed window to front, radiator, USB sockets and built-in wardrobe above stairs.

#### BEDROOM TWO

13'8" x 8'11"

UPVC double glazed window to rear, and a radiator.

#### BATHROOM

Low level WC, pedestal wash basin with mixer tap, panelled bath, shower off mains, shower glass, extractor fan, heated towel rail, splashback tiling and tiled flooring.

#### EXTERIOR

The property benefits from a large garden to the rear which is mainly laid to lawn. Further benefits include slate seating area, patio area, outside tap, outside lighting, outside power, gates side access and fenced borders.

The front is laid to lawn with lighting, outside power and a storm porch.

#### LARGE METAL SHED

14'7" x 9'6"

Power, lighting and electric heater. Currently used as a workshop.

#### OFF-STREET PARKING

Driveway for 2 vehicles.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is B.

#### MANAGEMENT COMPANY

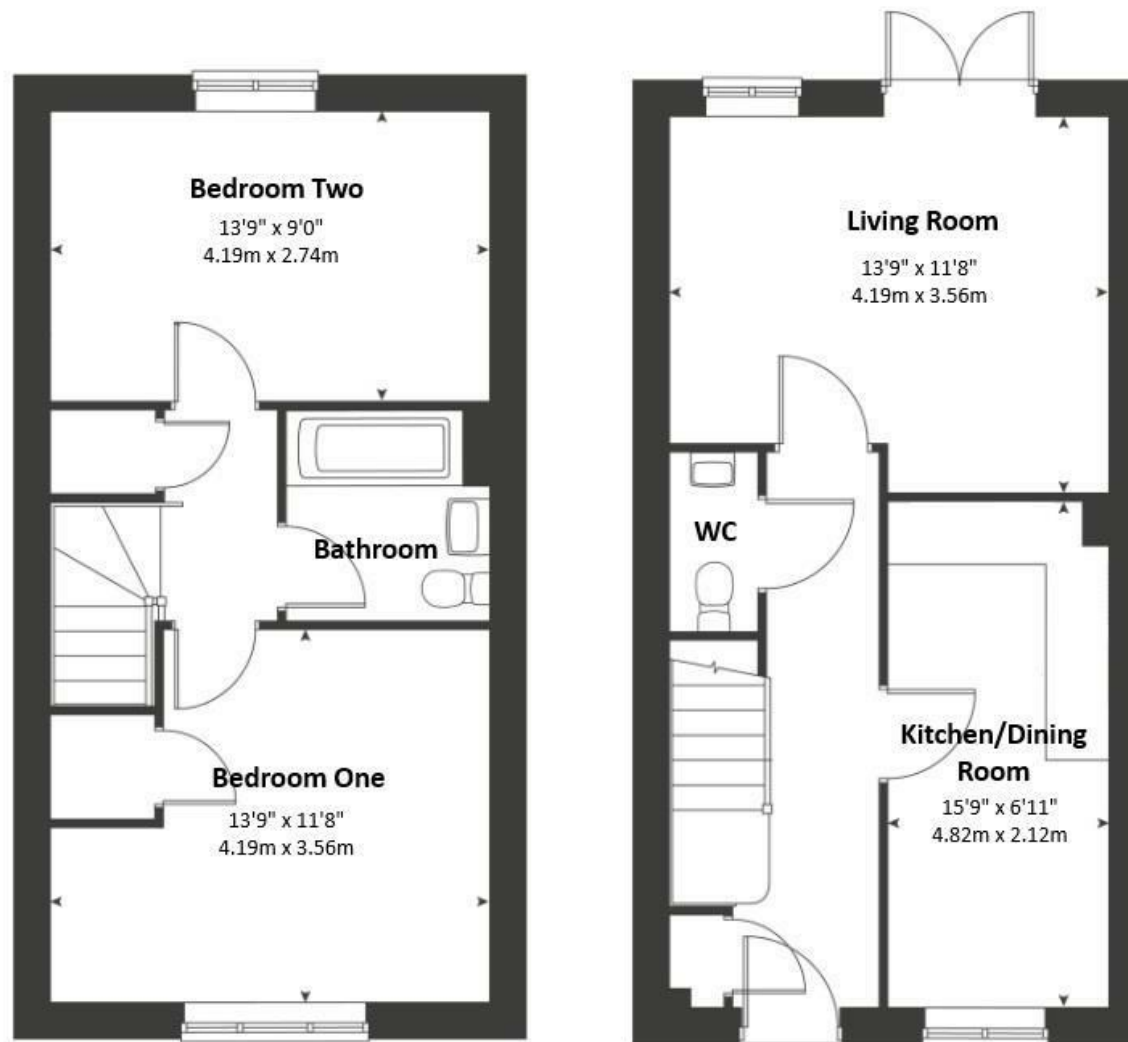
There is a grounds service/maintenance charge paid annually of approx. £225 per annum. These charges dont start until the whole site is finished.

#### 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.

#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.



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](mailto:stroud@hunters.com)

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