

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Thomas Tudor Way

Great Oldbury, Stonehouse, GL10 3FS

Asking Price £325,000



Council Tax: C



# 12 Thomas Tudor Way

Great Oldbury, Stonehouse, GL10 3FS

Asking Price £325,000



## Description

We are delighted to offer this nicely placed backing an open green space. this 3 bedroom semi detached house built by Barrett Holmes. Comprising: To the ground floor: An entrance area, WC, sitting room which gives access to the kitchen dining room to the rear which offers some built appliances to include a fridge freezer, dishwasher, oven, hob and extractor.. To the first floor a staircase leads to a landing where there are 3 bedrooms, the master benefiting from an ensuite shower room. There is also the main family bathroom. Outside the garden enjoys a sunny south west of the aspect and is laid to grass and patio. There is off-road parking on the driveway for two cars side-by-side and a useful EV charger.

## Hunters Stroud GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS! So 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.

## Amenities

Great Oldbury 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.

## Hallway

Double glazed front door, door to sitting room, door to WC, consumer unit.

## WC

Comprising a WC, pedestal wash basin, radiator, extractor.

## Sitting Room

16'2" x 11'8" (4.93m x 3.56m)

Double glazed window to the front with blind, double radiator, door to kitchen dining room and opening to the stair area, acoustic decorative walling in part, laminate flooring.

## Kitchen Dining Room

14'9" x 10'5" max (4.50m x 3.18m max)

Comprising a gloss range of fitted wall and base units with some built-in appliances to include an electric oven, gas hob and stainless steel extractor hood over. Also included, an integrated fridge freezer and slimline dishwasher. There is plumbing and space for a washing machine, cupboard housing the gas fired combination boiler. Under stairs cupboard and under cupboard lighting, shelves.

## Landing

Radiator, loft hatch giving access to a partly boarded loft, fitted wardrobe/cupboard and doors to bedrooms and bathroom.

## Master Bedroom

11'7" x 8'4" (3.53m x 2.54m)

Double glazed window to the front with blind, radiator, built-in mirror fronted double wardrobe and door to ensuite shower room.

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### En-Suite Shower Room

4'4" x 4'3" (1.32m x 1.30m)

With white suite comprising a WC, pedestal basin, deep shower cubicle, radiator, extractor, shaver point.

### Bedroom 2

10'1" x 8'4" (3.07m x 2.54m)

Double glazed window to the rear with blind, radiator. View of park area in the distance.

### Bedroom 3

8'7" x 6'2" (2.62m x 1.88m)

Double glazed window to the front with blind, radiator.

### Bathroom

6'2" x 5'5" (1.88m x 1.65m)

A white suite comprising a pedestal basin, WC, panelled bath with mixer tap, shower handset and tiled splash-backing. Opaque double glazed window, double radiator, extractor.

### Outside

#### Front & Driveway Parking

There is parking in front of the property for two cars

side-by-side. Slate beds with Jasmine bushes. Pickett fence along one side. Pathway to canopy porch, shroud it and side access via a gate. Electric vehicle charger included.

### Rear Garden

With a south-west aspect. Laid to patio adjacent to the house, wooden shed, plastic shed/bin store, grassed area, infant trees and side pathway leading to the front gate.

### Tenure

Freehold

### Agents Notes

There is a grounds service/maintenance charge paid annually of around £221.

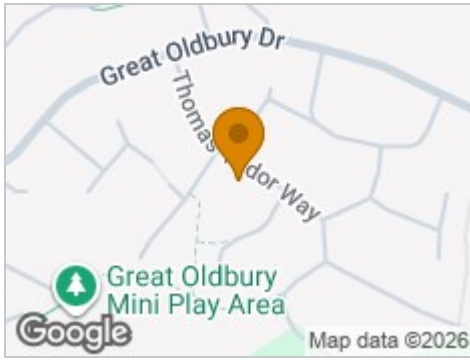
### Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

### Council Tax Band C



## Road Map



## Hybrid Map



## Terrain Map



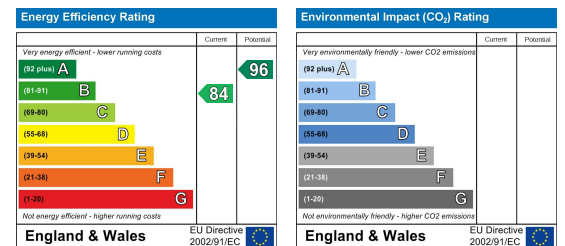
## Floor Plan



## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **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.