



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Birdwood Crescent, Brockworth, Gloucester,
Gloucestershire, GL3 4WN.*

£350,000

Built by Taylor Wimpey in 2000 this well presented home has a larger than average garage ideal for use as a workshop and offers wonderfully light accommodation throughout thanks to the dual windows featured in many of the rooms making this an ideal, cost efficient family home.

Located on the popular Perrybrook development with easy access to the M5 motorway, Cheltenham, Gloucester and the business park this detached home has an attractive Cotswold stone finish and is positioned on a corner plot with off road parking and a garage that has power and light and can be accessed directly from the garden.

The ground floor has a generous, dual aspect living room with doors to the garden and there is a cloakroom and kitchen/diner which also has a dual aspect, features no fewer than 3 windows and was upgraded by the sellers during the build to a higher standard with integrated appliances. Upstairs there are three bedrooms, two of which are dual aspect, with the master also having an ensuite shower room. A family bathroom serves the other two bedrooms.

Services

Mains Gas Central Heating

Electric

Mains Water (metered) and Mains Drainage

Broadband Available

Entrance Hall

Cloakroom

6' 0" x 3' 6" (1.83m x 1.07m)

Living Room

16' 6" x 9' 9" (5.03m x 2.97m)

Kitchen/Diner

16' 7" x 9' 8" (5.05m x 2.94m)

First Floor Landing

Bedroom

12' 4" x 10' 0" (3.76m x 3.05m)

Ensuite

9' 0" x 3' 11" (2.74m x 1.19m)

Bedroom

9' 6" x 9' 4" (2.89m x 2.84m)





Bedroom

9' 7" x 7' 0" (2.92m x 2.13m)

Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

Outside

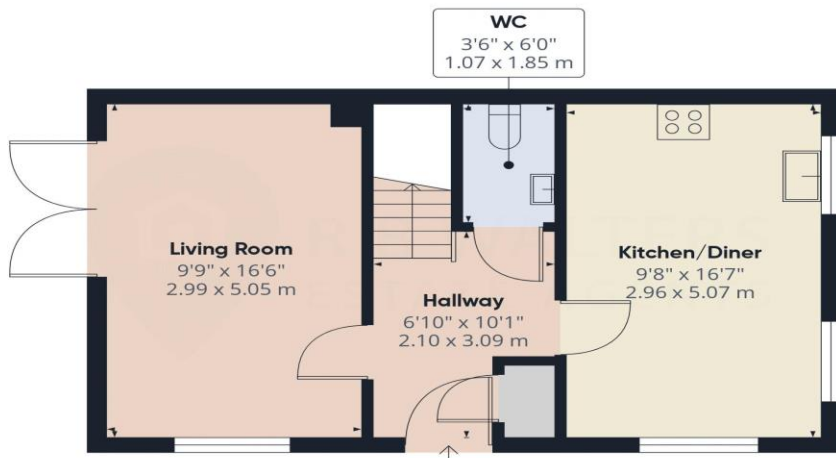
Driveway Parking

Garage

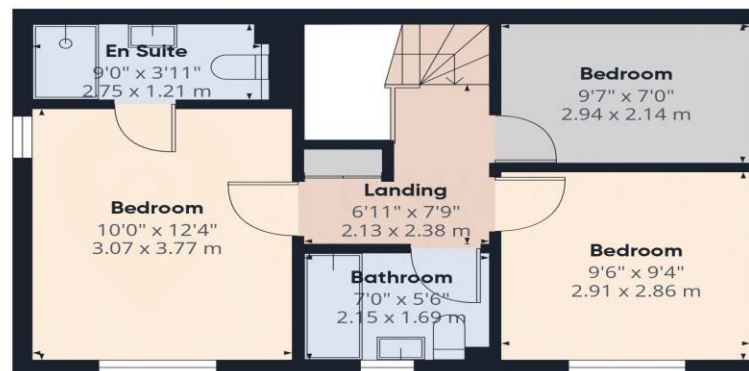
19' 8" x 10' 0" (5.99m x 3.05m)

Rear Garden

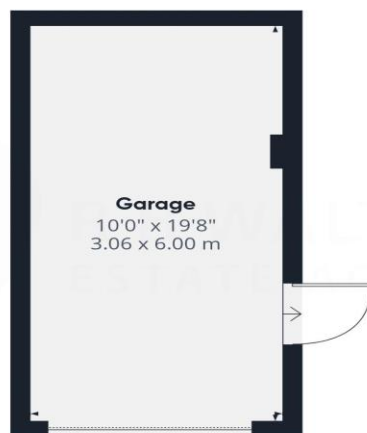




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1054 ft²

97.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersstateagents.co.uk