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Samuel Reynolds Close, Great Oldbury, Stonehouse | £475,000
Call us today on 01453 764912















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		94 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.

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Offered with No Onward Chain, Hunters Estate Agents are delighted to present this beautifully presented four-bedroom detached family home, tucked away in a quiet cul-de-sac within the sought-after Great Oldbury development. Built by Redrow Homes in 2022, the property has been thoughtfully upgraded by the current owners to a high standard, creating a stylish and contemporary home ready to move into. The well-planned accommodation comprises an inviting entrance hall, cloakroom, spacious sitting room, and an impressive open-plan kitchen/dining/family room featuring a central kitchen island, ideal for modern family living and entertaining. Upstairs, the property offers a generous principal bedroom with en-suite shower room, three further well-proportioned bedrooms, and a modern family bathroom. Externally, the home benefits from a fully enclosed & landscaped rear garden with lawn, mature flowerbeds & fruit trees, driveway parking for up to three vehicles, and a single garage. Combining a peaceful cul-de-sac location with spacious, high-quality accommodation and the advantage of no onward chain, this is an excellent opportunity for families seeking a modern home in the popular Great Oldbury development.

SITUATION
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.

OWNER COMMENTS
This home is part of Redrow's Heritage Collection, and as such it benefits from higher ceilings and doors, tall downstairs skirting boards and a lower windowsill in the living room bay window. These premium features add charm to this young property. Additionally, the sun shines into the master bedroom in the morning and warms the garden into the afternoon and evening, adding to the benefits of our home's quiet and well maintained cul de sac position.

ENTRANCE HALL
UPVC double glazed entrance door, radiator and stairs to first floor with understairs cupboard.

CLOAKROOM
Low level WC, washbasin with mixer tap, radiator, splashback tiling, Amtico hard flooring and a UPVC double glazed & frosted window.

LOUNGE
16'2" x 11'6"
UPVC double glazed bay windows to front, radiator and two TV point.

KITCHEN/DINING/FAMILY ROOM
19'7" x 14'7"
Good range of wall, floor & draw kitchen units, Silestone worktops, stainless steel sink with mixer tap, built-in double oven, induction hob, dishwasher, fridge & freezer, extractor fan, island with breakfast bar & push up power socket, UPVC double glazed windows & french doors to rear garden, TV point, Amtico hard flooring and cat flap.

UTILITY CUPBOARD
Plumbing for washing machine, space for tumble dryer and extractor fan.

FIRST FLOOR LANDING
UPVC double glazed & frosted window, radiator, cupboard containing Ideal boiler & hot water tank and access to loft space which is insulated.

BEDROOM ONE
14'9" x 10'6"
UPVC double glazed bay window to front, radiator, fitted mirrored wardrobes and TV point.

EN-SUITE
7'4" x 4'6"
Low level WC, sink with mixer tap, shower cubicle, shower off mains, heated towel rail, extractor fan, tiled flooring, splashback tiling, shaver point and a UPVC double glazed & frosted window.

BEDROOM TWO
11'8" x 9'10"
UPVC double glazed window to rear and a radiator.

BEDROOM THREE
9'4" x 7'6"
UPVC double glazed window to rear and a radiator.

BEDROOM FOUR
8'5" x 6'6"
UPVC double glazed window to front, radiator and phone point.

BATHROOM
6'8" x 5'9"
Low level WC, sink with mixer tap, panelled bath, shower off mains, shower glass, splashback tiling, tiled flooring, shaver point, heated towel rail, extractor fan and a UPVC double glazed & frosted window.

EXTERIOR
The enclosed rear garden is mainly laid to lawn. Further benefits include a patio seating area, fence/brick borders, bedding areas with planting, cherry tree, pear tree, David Austin Roses, outside power sockets, outside lighting, outside tap and gated side access.

The front/side has a storm porch, pathway to front door, gated access to rear outside light and lawned areas with planting.

OFF-STREET PARKING
Parking for three vehicles.

GARAGE
20'2" x 11'1"
Up & over door, power and lighting.

TENURE

COUNCIL TAX BAND
TBC.

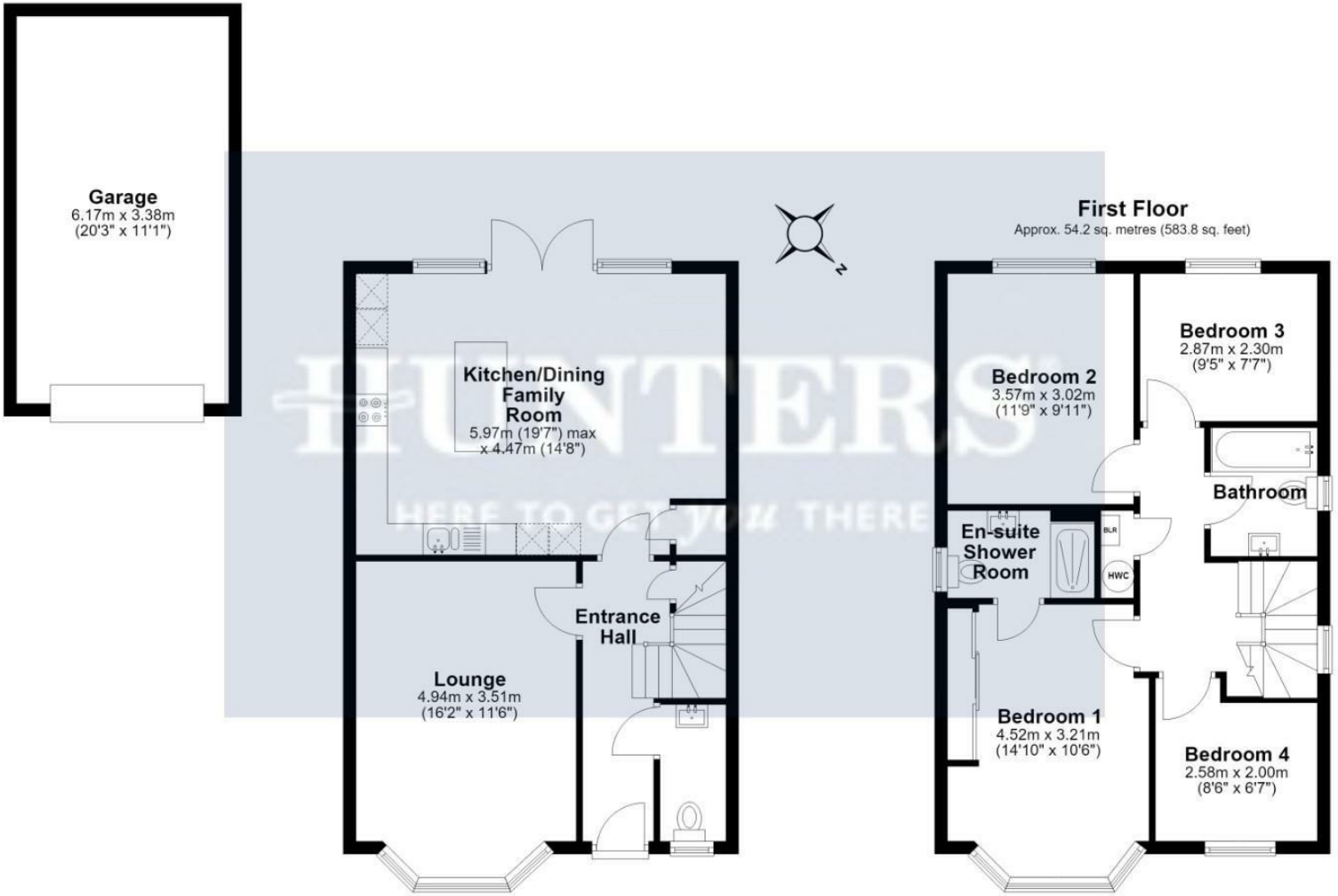
MANAGEMENT COMPANY/FEES
The management company is First Port and the yearly management charge is approx. £190.38 per annum.

AML CHECKS
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted’

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.

Ground Floor

Approx. 54.5 sq. metres (586.7 sq. feet)
(excluding Garage)



Total area: approx. 108.7 sq. metres (1170.5 sq. feet)

10 Samuel Reynolds Close, Great Oldbury, Stonehouse

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.

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