



HUNTERS[®]
HERE TO GET *you* THERE

Great Oldbury Drive, Great Oldbury, GL10 3FQ | £315,000
Call us today on 01453 764912



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
		85	95
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
		87	97
England & Wales		EU Directive 2002/91/EC	

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.



Located on this new development just outside of Stonehouse is this 4 bedroom semi detached home which has only been occupied for a few months therefore under warranty as you would expect . Boasting a circa 55ft driveway leading to a 20' 4" x 10' 9" detached garage and a predominantly lawned rear garden. Internally comprising a kitchen dining room with many built in appliances, utility, hallway and cloakroom. Upstairs you'll find a Master bedroom with en-suite shower room, family bathroom, and 3 further bedrooms. Viewings by appointment only.

HUNTERS

Previously known as Besley Hill. Hunters are one of the UK's leading estate agents with over 200 branches throughout the country. You can arrange your valuation on-line by visiting www.hunters.com to reserve your space or call us on 01453 764912. Pay us on results, no sale, no fee!

HALLWAY

Double glazed fixed window, storage cupboard, staircase, radiator, vinyl flooring.

CLOAKROOM

1.60m (5' 3") x 0.89m (2' 11")
Comprising a pedestal basin, WC, extractor, vinyl flooring. Radiator.

SITTING ROOM

4.67m (15' 4") x 3.38m (11' 1")
Double glazed window to the front, double radiator.

KITCHEN DINING ROOM

5.87m (19' 3") x 2.92m (9' 7")
Wall and base units with wood effect worktops over. Integrated appliances to include a fridge freezer, dishwasher, electric oven , gas hob and extractor hood over. Double glazed French doors to the garden. One and a half bowl sink, double glazed window. Combi gas fired boiler, radiator. Door to utility.

UTILITY

1.83m (6' 0") max x 1.27m (4' 2")
Measured under the staircase. Plumbing for washing machine and space for a tumble dryer. Double glazed window, radiator, vinyl flooring.

FIRST FLOOR LANDING

Radiator, linen cupboard, double glazed window over staircase, doors to....

MASTER BEDROOM

3.05m (10' 0") x 3.30m (10' 10") > 2.69m (8' 10")
Double glazed window, radiator. Door to en-suite.

ENSUITE SHOWER ROOM

2.16m (7' 1") max x 1.83m (6' 0") max
Comprising a shower cubicle with electric shower over, pedestal basin, WC, radiator, shaver point. L-shaped.

BEDROOM 2

3.12m (10' 3") x 3.05m (10' 0")
Double glazed window, radiator.

BEDROOM 3

2.92m (9' 7") > 2.74m (9' 0") x 2.74m (9' 0") > 2.57m (8' 5")
Double glazed window, radiator.

BEDROOM 4

2.74m (9' 0") x 2.01m (6' 7")
Double glazed window, radiator. Loft Access.

FAMILY BATHROOM

1.90m (6' 3") x 1.70m (5' 7")
Panelled bath with shower over,, WC, pedestal basin, radiator, extractor, double glazed window to side.

OUTSIDE

FRONT GARDEN

Laid to lawn, shrubs, canopy porch, path from drive to door.

DRIVEWAY AND GARAGE

A circa 55ft driveway leads to a single detached garage 20' 4" x 10' 9" max with up and over door, eaves for storage, light and power.

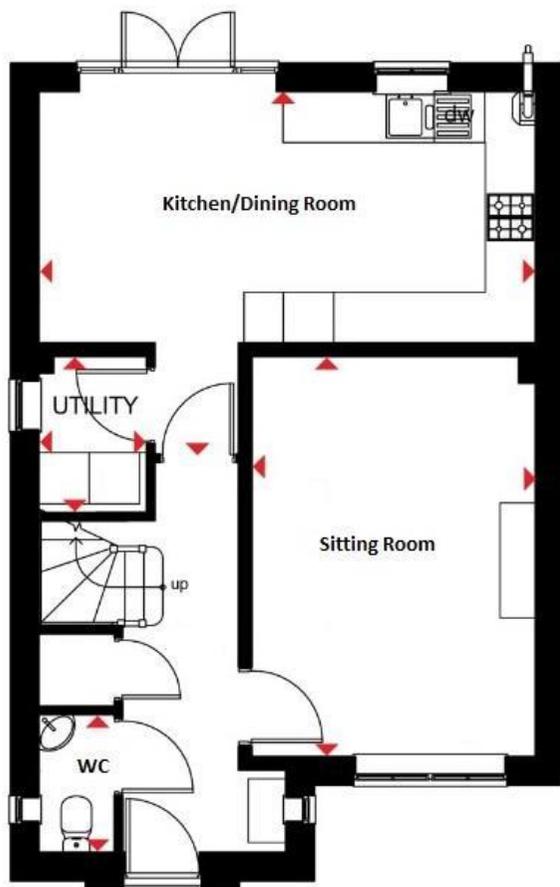
REAR GARDEN

Circa 33ft x 21ft
laid to lawn with some paving by the French doors. Tap, gate to driveway.

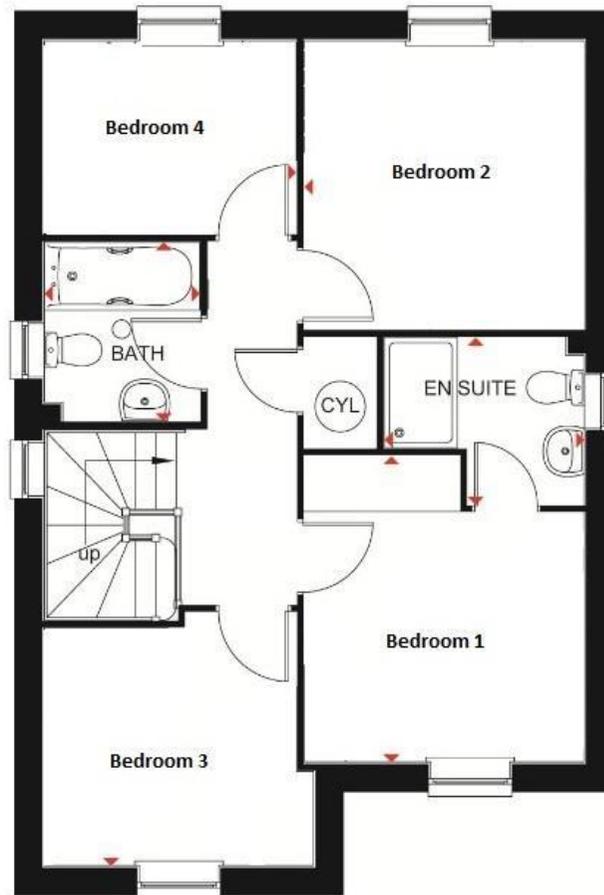
FLOOR PLAN

Please note the floor plan is handed the opposite way to the property itself.

Ground Floor



First Floor



Total Approx. Floor Area 1076 SQ. FT. (100 SQ.M.)

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.

Hunters 1 John Street, Stroud, Gloucestershire, GL5 2HA | 01453 764912 | stroud@hunters.com | www.hunters.com

VAT Reg. No 264 9099 64 | Registered No: 10613417 | Registered Office: 70 Church Road, Wick, Bristol, South Gloucestershire, BS30 5PD | A Hunters franchise owned and operated under license by MJ Property Services Limited

