



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Great Oldbury Drive, Great Oldbury, Stonehouse | Offers In The Region Of £375,000  
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		95 A
81-91	B	85 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.



**Offered with no onward chain, Hunters Estate Agents are pleased to present this well-presented four-bedroom semi-detached family home, situated in the popular Great Oldbury development. Built by Barratt Homes in 2020, this Kingsley-style property benefits from the remainder of its NHBC warranty. The accommodation comprises an entrance hall, cloakroom, sitting room, and a spacious kitchen/dining room with integrated appliances and a separate utility area. To the first floor, there is a main bedroom with en-suite, three additional bedrooms, and a modern family bathroom. Further benefits include a low-maintenance rear garden, off-street parking for up to three vehicles, a garage, UPVC double glazing, and gas central heating.**

#### 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.

#### ENTRANCE HALL

UPVC double glazed entrance door & windows, stairs to first floor, storage cupboard, radiator and a phone point.

#### CLOAKROOM

Low level WC, wash basin with mixer tap, radiator and extractor fan.

#### LIVING ROOM

UPVC double glazed windows with blind, radiator and TV point.

#### KITCHEN/DINING ROOM

Good range of wall, floor & drawer kitchen units, rolltop work surface, drainer stainless steel sink with mixer tap, built-in oven, gas hob, fridge, freezer & dishwasher, extractor fan, splashback tiling, cupboard containing Logic boiler and UPVC double glazed windows & french doors to rear garden.

#### UTILITY

UPVC double glazed window, plumbing for washing machine, space for tumble dryer, rolltop work surface and an extractor fan.

#### FIRST FLOOR LANDING

UPVC double glazed window, radiator, storage cupboard and access to loft space.

#### BEDROOM ONE

UPVC double glazed window, radiator, TV point, phone point and fitted wardrobes.

#### EN-SUITE

Low level WC, pedestal wash basin with mixer tap, shower cubicle, Aqualisa shower, radiator, extractor fan, splashback tiling and a shaver point.

#### BEDROOM TWO

UPVC double glazed windows and a radiator.

#### BEDROOM THREE

UPVC double glazed windows and a radiator.

#### BEDROOM FOUR

UPVC double glazed windows and a radiator.

#### BATHROOM

Low level WC, pedestal wash basin with mixer tap, panelled bath, shower off mains, shower glass, radiator, splashback tiling, extractor fan and a UPVC double glazed & frosted window.

#### EXTERIOR

The easy maintenance rear garden is mainly laid to artificial grass. Further benefits include patio area, fence/brick borders, outside tap and gated side access.

The front garden is mainly laid to lawn with bedding areas, stormporch and a outside light.

#### GARAGE

Up & over door, power and lighting.

#### OFF-STREET PARKING

Driveway parking for 3 vehicles.

#### MANAGEMENT COMPANY/FEEES

There is a grounds service/maintenance charge paid

annually of approx. £200 - £250 per year. This doesn't start until the whole site is finished.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### AML CHECKS

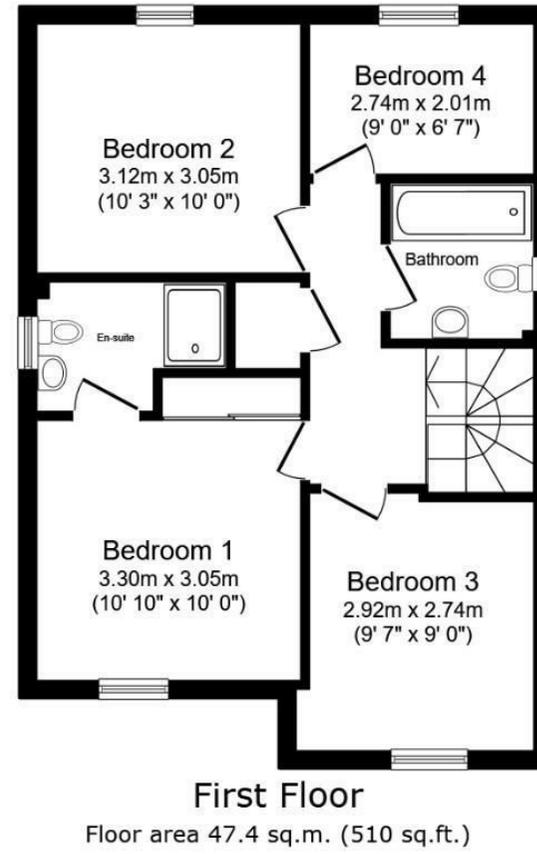
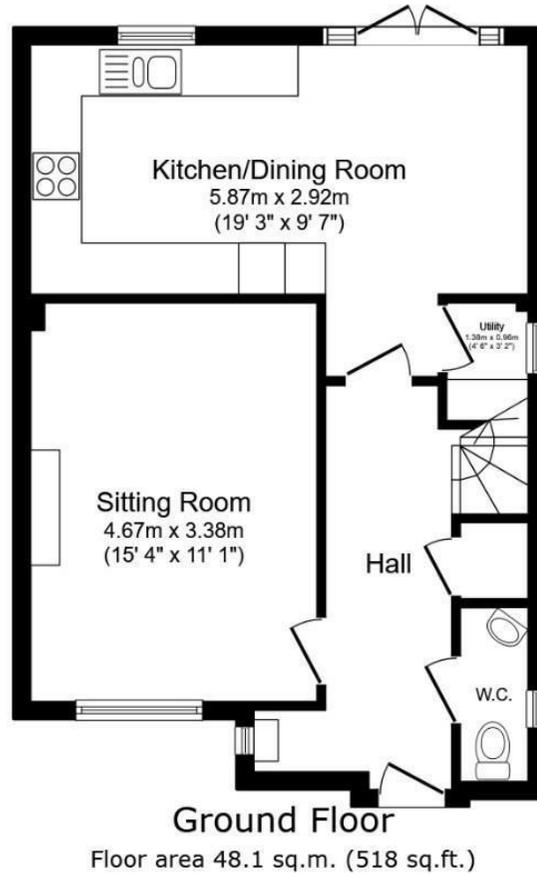
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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.

#### GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / stroud@hunters.com and book your free, no-obligation valuation and experience the difference for yourself.



Total floor area: 95.5 sq.m. (1,028 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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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