

# HUNTERS®

HERE TO GET *you* THERE



## Gilbert Young Close

Great Oldbury, Stonehouse, GL10 3FL

£315,000



Council Tax: C



# 32 Gilbert Young Close

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£315,000



## 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, radiator, stairs to first floor, phone point and smoke alarm.

## CLOAKROOM

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

## KITCHEN/DINING ROOM

18'6" x 12'0" (5.66m x 3.66m)

Good range of wall, floor & drawer kitchen units, drainer stainless steel sink with mixer tap, built-in oven, gas hob, fridge, freezer, washing machine & dishwasher, extractor fan, splashback tiling, radiator, storage cupboard and UPVC double glazed windows to front & side.

## SITTING ROOM

15'5" x 10'9" (4.72m x 3.28m)

UPVC double glazed window & french doors to rear, two radiators, phone point and TV point.

## FIRST FLOOR LANDING

Storage cupboard, smoke alarm and access to loft space. The loft has boarding.

## BEDROOM ONE

13'6" x 10'7" (4.14m x 3.25m)

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

## EN-SUITE

Low level WC, pedestal wash basin with mixer tap, shower cubicle, Aqualisa shower, heated towel rail, splashback tiling, shaver point, extractor fan and a UPVC double glazed & frosted window to side.

## BEDROOM TWO

11'8" x 8'7" (3.56m x 2.62m)

UPVC double glazed window to front and a radiator.

## BEDROOM THREE

10'7" x 6'7" (3.23m x 2.01m)

UPVC double glazed window to front and a radiator.

## FAMILY BATHROOM

8'7" x 5'11" (2.63m x 1.81)

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

## EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include two patio areas, fenced borders, gated side access, shed, outside tap and outside lighting. The current owners have installed a french drain system in the rear garden.

The front garden is laid to lawn with bedding area, outside lighting and a storm porch.

## OFF-STREET PARKING

Driveway parking on the side for two vehicles.

## TENURE

Freehold

## COUNCIL TAX BAND

The council tax band is C.

## MANAGEMENT COMPANY

There is a grounds service/maintenance charge paid annually of approx. £220 per year. This doesn't start until the whole site is finished.

## AML CHECKS

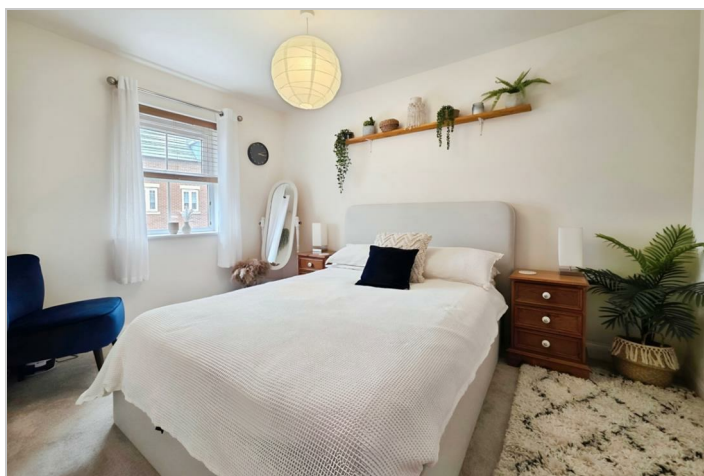
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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 are pleased to announce that Hunters Estate Agents in Stroud have won GOLD at the BRITISH PROPERTY AWARDS for Estate Agents in Stroud in 2025. This is the 4th time we have won this award in 5 years having previously won in 2021, 2023 & 2024. So if you 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.



Road Map



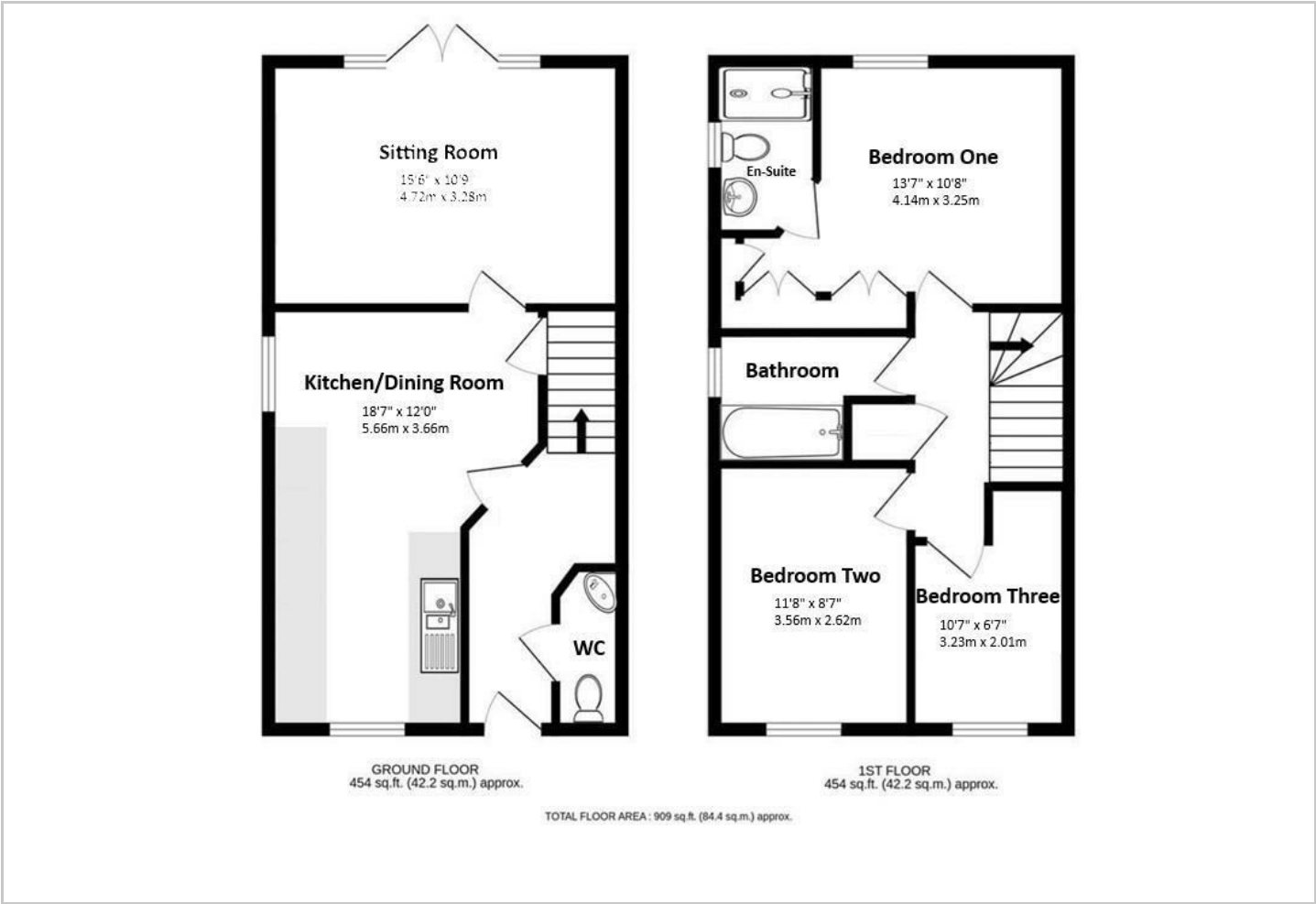
Hybrid Map



Terrain Map



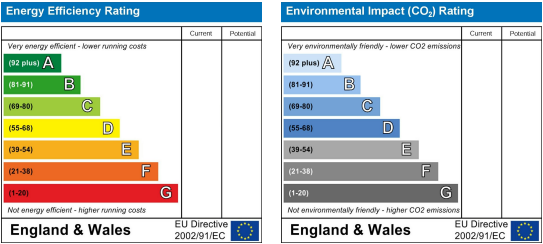
Floor Plan



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.