

HUNTERS®

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Wesley Court, Stroud | £110,000
Call us today on 01453 764912















Energy rating and score

This property's energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 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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Hunters Estate Agents are delighted to offer for sale this two-bedroom retirement apartment, situated within the sought-after older part of Stroud. Conveniently located within a short walk or drive of the town centre, the property offers comfortable accommodation in a popular retirement development.

The apartment briefly comprises an entrance hall, lounge/dining room, fitted kitchen, two bedrooms and a bathroom. The development benefits from a communal entrance with staircase and chair lift access, together with a manager's office and a range of residents' facilities. These include a residents' day room, laundry room equipped with washing machines and tumble dryers, and a visitors' room which can be booked for a small charge. There are also communal garden areas for residents to enjoy. Parking is available on a first-come, first-served basis with a residents' permit, along with designated visitor parking.

An excellent opportunity to acquire a well-located retirement apartment, offering independent living alongside a range of useful communal facilities, all within easy reach of Stroud town centre.

SITUATION
Stroud's town centre is a short drive away or a downhill walk and offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits. Schooling is convenient with nearby primary schools, the Archway Secondary School as well as Marling Grammar for Boys and Stroud High for Girls also in the local community.

COMMUNAL ENTRANCE HALL
Stairs & chairlift to first floor. Door into...

ENTRANCE HALL
Cupboard containing hot water tank and ceiling coving.

BEDROOM ONE
13'3" x 8'9"
UPVC double glazed window with views, electric heater, TV point and ceiling coving.

BEDROOM TWO
7'11" x 6'7"
UPVC double glazed window, ceiling coving and fitted wardrobe.

BATHROOM
6'7" x 5'6"
Low level WC, pedestal wash basin, panelled bath, shower off mains, tiled throughout, extractor fan, heated towel rail, ceiling coving, shaving point and access to loft space.

LOUNGE/DINING ROOM
14'7" x 12'4"
UPVC double glazed window with views, electric heater, TV point, phone point and ceiling coving.

KITCHEN
10'10" x 6'7"
Range of wall, floor & draw kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, built-in oven & hob, space for fridge/freezer & washing machine, extractor fan, splashback tiling, vinyl flooring, ceiling coving and a UPVC double glazed window.

COMMUNAL GARDEN
Communal gardens can be found at the front of the building aswell as other spots in the development.

COMMUNAL FACILITIES
Property has use of all of the facilities, to include a residents lounge with lots of seating, a little kitchen area and double doors to communal gardens. Also a guest suite and laundry room.

PARKING
We understand the parking in the development is on a first come first serve basis. Also visitor parking can be found within the development.

TENURE
The property is leasehold. The lease is

MANAGEMENT COMPANY/FEES
The service charge is per quarter and the ground rent is per six months. The development is managed by broadleaf management services Limited.

COUNCIL TAX BAND
TBC

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'

GOLD AT BRITISH PROPERTY AWARDS
We're absolutely delighted to announce that Hunters Estate Agents Stroud has once again been awarded GOLD at the British Property Awards 2026/2027! This incredible achievement marks our fifth GOLD award in six years, following our previous successes in 2025, 2024, 2023 and 2021. This continued recognition is a testament to our team's dedication, passion and commitment to delivering outstanding customer service and exceptional results for homeowners throughout Stroud and the surrounding areas.

SOCIAL MEDIA
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

First Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Total area: approx. 50.8 sq. metres (546.8 sq. feet)

37 Spinners House, STROUD

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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