



HUNTERS[®]

HERE TO GET *you* THERE

Robert Hulbert Lane, Great Oldbury, | £325,000
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		96 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.

Offered with no onward chain, this beautifully presented three-bedroom semi-detached home is situated within the popular Great Oldbury development. Built in 2021, the property has been improved by the current owners with the installation of a premium upgraded kitchen in 2023 featuring integrated appliances. The ground floor accommodation comprises an entrance hall, cloakroom, modern fitted kitchen and a spacious sitting/dining room. To the first floor, the principal bedroom benefits from an en-suite shower room, while two further bedrooms are served by a family bathroom. Externally, the property enjoys an enclosed rear garden and side-by-side driveway parking for two vehicles. Further benefits include gas central heating and UPVC double glazing throughout.

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, stairs to first floor, radiator and double storage cupboard.

SITTING ROOM

15'4" x 10'6"
UPVC double glazed windows with blinds, radiator, TV point and phone point.

KITCHEN/DINING ROOM

15'4" x 8'7"
The current owned installed a brand new kitchen in 2023. Good range of wall, floor & draw kitchen units, Belfast sink with mixer tap, built-in oven, gas hob, fridge, freezer, dishwasher & washing machine, extractor fan, splashback tiling, vinyl flooring, UPVC double glazed window & french doors to rear garden, radiator and space for table & chairs.

CLOAKROOM

Low level WC, sink with mixer tap, radiator, extractor fan, splashback tiling and vinyl flooring.

FIRST FLOOR LANDING

Access to loft space and shelved storage cupboard.

BEDROOM ONE

10'8" x 10'5"
UPVC double glazed window with blind and a radiator.

EN-SUITE

Low level WC, pedestal wash basin with mixer tap, shower cubicle, Mira shower, splashback tiling, vinyl flooring, heated towel rail, shaver point and a UPVC double glazed & frosted window.

BEDROOM TWO

11'8" max x 8'7" max
UPVC double glazed window with blind, radiator and fitted desk.

BEDROOM THREE

8'7" x 6'3"
UPVC double glazed window with blind and a radiator.

BATHROOM

Low level WC, pedestal wash basin with mixer tap, panelled bath, waterfall shower with hose, splashback tiling, vinyl flooring, radiator, extractor fan and a UPVC double glazed & frosted window.

EXTERIOR

The rear garden is mainly laid to lawn & patio. Further benefits include shed, outside tap, gated access to front, fenced borders and bedding area.

The front/side garden is laid to lawn with a storm porch, outside lighting, bedding areas and surrounded by a picket fence.

OFF-STREET PARKING

Side by side parking to the rear of the property for two vehicles.

TENURE

Freehold

COUNCIL TAX BAND

The council tax band is C.

MANAGEMENT COMPANY/FEEES

The management company is First Port and the yearly management charge is approx. £240.

AML

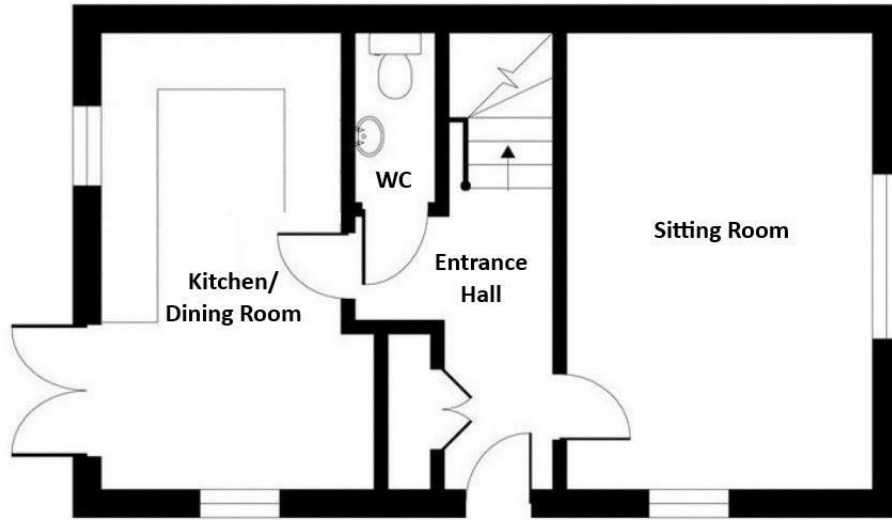
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property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

SOCIAL MEDIA

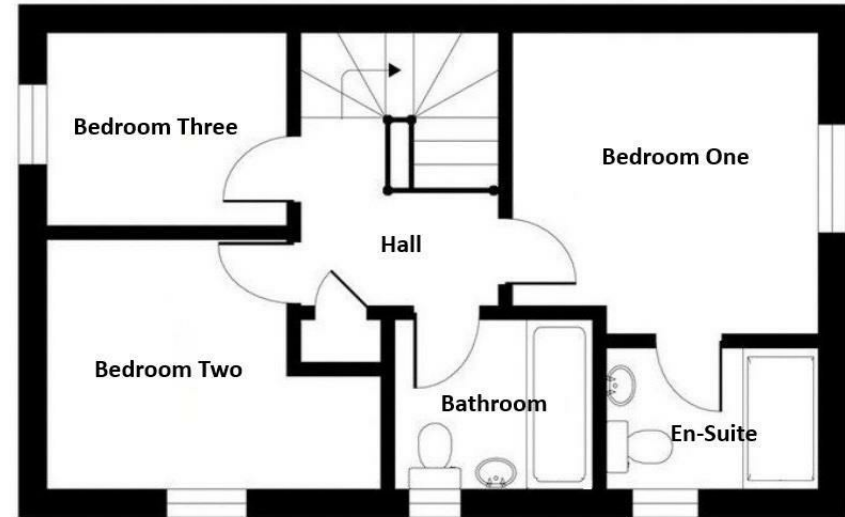
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

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.



Ground Floor



First Floor

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.

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

