



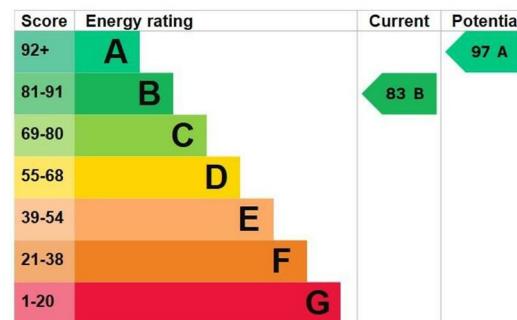
**HUNTERS®**  
HERE TO GET *you* THERE

**Robert Hulbert Lane, Great Oldbury, Stonehouse | £285,000**  
**Call us today on 01453 764912**



## Energy rating and score

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



## 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.

Hunters Estate Agents are delighted to present this modern and well-appointed two-bedroom end-terrace home, built by Barratt Homes in 2021. Still benefiting from 6 years of its NHBC warranty, this stylish property is ideal for first-time buyers, investors, or those looking to downsize. The ground floor features an entrance hallway leading to a bright sitting room, an inner hall, a convenient cloakroom, and a contemporary fitted kitchen/dining area with views over the rear garden. Upstairs, the first-floor landing gives access to two generously sized double bedrooms and a modern family bathroom. Outside, the rear garden is laid to lawn with a patio area and a useful storage shed—perfect for relaxing or entertaining. To the front, there is off-road parking for two vehicles. This beautifully maintained home is ready to move into and offers excellent value in a sought-after location.

## 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, phone point and a radiator.

## SITTING ROOM

12'11" x 11'7"

UPVC double glazed windows to front, radiator, TV point and phone point.

## INNER HALL

Smoke Alarm

## CLOAKROOM

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

## KITCHEN/DINING ROOM

14'7" x 9'3" max

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for fridge/freezer & washing machine, radiator, extractor fan, storage cupboard, cupboard containing the wall-mounted combination boiler and UPVC double glazed window & french doors to rear.

## FIRST FLOOR LANDING

Radiator, smoke alarm and access to loft space which is part-boarded & insulated.

## BEDROOM ONE

11'7" x 11'1"

UPVC double glazed window to front, radiator, USB sockets and two storage cupboards.

## BEDROOM TWO

11'2" x 8'2"

UPVC double glazed window to rear, radiator and USB sockets.

## BATHROOM

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

## EXTERIOR

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

The front has an outside light, storm porch and gated side access to rear.

## OFF-STREET PARKING

Parking in front of the property for 2 vehicles.

## TENURE

The property is Freehold

## COUNCIL TAX BAND

The council tax band is B.

## MANAGEMENT COMPANY

There is a grounds service/maintenance charge paid annually of £222.

## GOLD AT BRITISH PROPERTY AWARDS

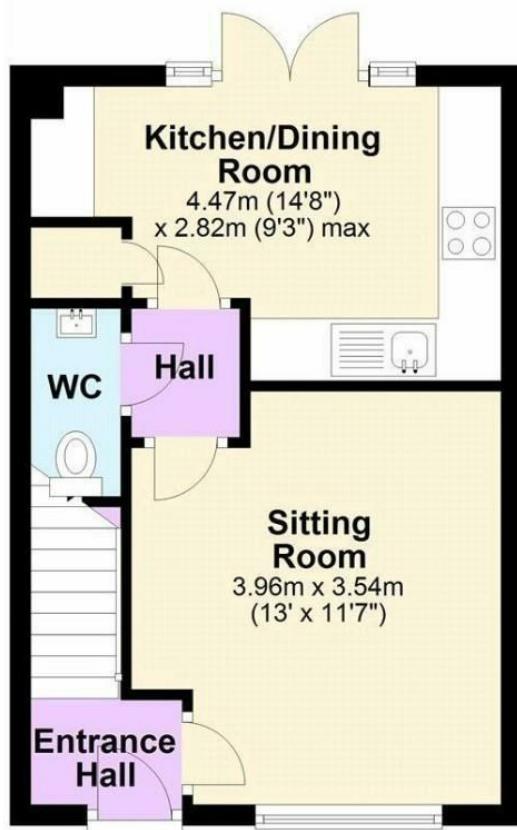
We are pleased to announce that Hunters Estate Agents in Stroud have won GOLD at the BRITISH PROPERTY AWARDS for Estate Agents in Stroud in 2025. This is the 4th time we have won this award in 5 years having previously won in 2021, 2023 & 2024. So if you would like to know the value of your own home & 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.

## 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.

## Ground Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.