



## 4 Birdwood Crescent

Brockworth, Gloucester, GL3 4WN

**Offers in excess of £335,000**



Murdock and Wasley Estate Agents are delighted to present this fantastic three-bedroom detached home, situated in the highly sought-after area of Brockworth.

Built in 2020 by Taylor Wimpey, this modern property overlooks a picturesque green space and offers bright, versatile living throughout. The home boasts three well-proportioned bedrooms, including a main bedroom with an en-suite, a south-facing garden perfect for relaxing or entertaining, the convenience of off-road parking and a garage, along with the added benefit of a remaining NHBC warranty for peace of mind.

This property is ideally located for easy access to Cheltenham Town Centre, Gloucester City Centre, and Junction 11a of the M5, making it a superb choice for families and commuters alike.



### Entrance Hall

Accessed via composite door, power points, storage cupboard. Doors lead off:

### Cloakroom

Suite comprising: vanity wash hand basin with mixer tap above and storage below, low level wc, understairs storage cupboard, radiator, part tiled walls.

### Lounge

Tv point, power points, radiators, front and side aspect upvc double glazed windows with French doors leading to the side garden.

### Kitchen/Diner

Range of wall, base and drawer mounted units, laminate worksurfaces, stainless steel sink and drainer with mixer tap. Oven/grill. Four ring induction hob with extractor hood over. Appliance points, power points, radiator. Integrated fridge, freezer, dishwasher and washing machine. Space for tumble dryer and dining table. Part tiled walls, extractor fan, tiled flooring. Front and side aspect upvc double glazed window.

### Landing

Power points, radiator, access to partially boarded loft space. Doors lead off:

### Bedroom One

Tv point, power points, radiator, front and side aspect upvc double glazed window. Door to:

### Ensuite

Suite comprising: double shower cubicle with shower off the mains, pedestal wash hand basin with mixer tap over, low-level wc, heated towel rail, part tiled walls, extractor fan.

### Bedroom Two

Power points, radiator, side and front aspect upvc double glazed windows

### Bedroom Three

Power points, radiator, side aspect upvc double glazed window.

### Bathroom

Suite comprising: Panelled bath with shower over, pedestal wash hand basin with mixer tap., low level wc, radiator, part tiled walls, extractor fan. front aspect upvc double glazed window

### Outside

To the side of the property is a sunny, south-facing garden, predominantly laid to lawn with a patio seating area—perfect for outdoor relaxation or entertaining. The garden is fully enclosed by a charming Cotswold stone wall and wood panel fencing, ensuring privacy. A gate provides access to the driveway.

At the end of the garden, a tarmac driveway offers convenient off-road parking for two cars and leads to:

### Garage

Accessed via Up 'n' over door. Power and lighting.

### Tenure and Charges

Freehold

Estate Management Charge: Circa £170PA

### Local Authority

Tewkesbury Borough Council

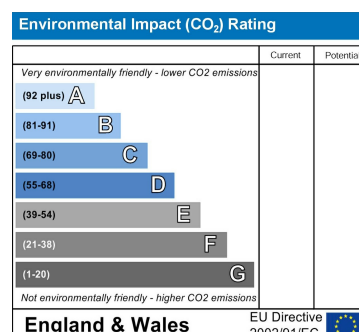
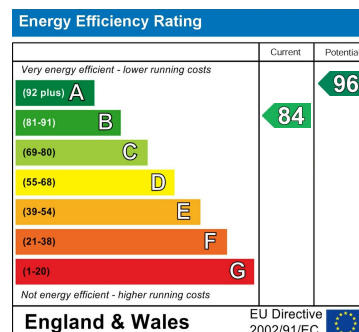
Council Tax Band: c

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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