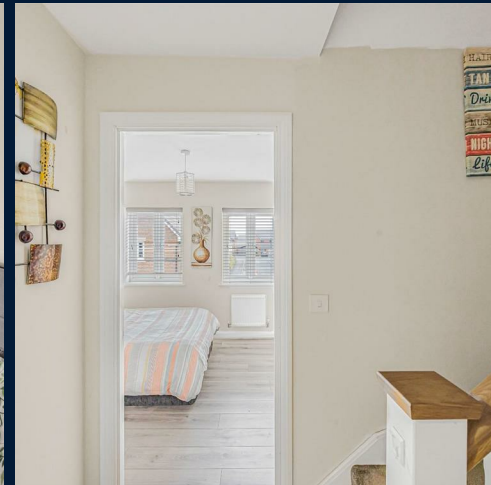
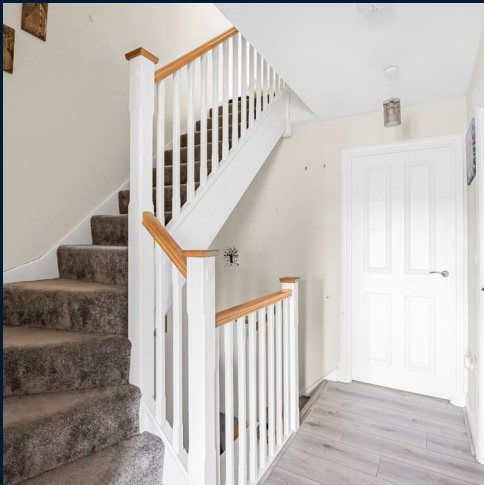


MAURICE SHILL CLOSE



14 MAURICE SHILL CLOSE GREAT OLDBURY, STONEHOUSE, GL10 3FR

Offers in the region of £350,000

Description

A three-storey semi-detached home, built in the last 4.5 years by Barratt Homes. A well-regarded design -Norbury. The property is situated in a cul-de-sac, with a driveway to the side up to a single garage. Benefitting from an electric car charger, parking at ease for two cars. Also, the gate provides direct access to the garden.

On approach to the entrance steps leads up to the front door with chipping borders to each side. Entrance hall with stairs that turn and rise to the first floor. Doors lead to D.S Cloakroom, kitchen, and dining/sitting room.

A fully fitted kitchen with a range of base and wall-mounted cabinets. Built in four ring hob, electric oven, and extractor. Integrated fridge/freezer, dishwasher, and washing machine. Tiled flooring and a window to the front.

Sitting/dining room with a window to the side, French doors leading to the garden, having opening windows on each side. A very useful storage cupboard. A great amount of natural light and views of the private garden. Good space for relaxing and dining.

On the first floor two double bedrooms. One has direct access from the bedroom into the family bathroom, making this an ideal guest room. Both rooms have a wealth of natural light and plenty of space for freestanding furniture. Family bathroom with shower over bath, window to side, vanity unit and low flush toilet.

On the second floor, the master suite provides a wealth of space, as this room is the length of the property. Perfect space for a desk and sofa. Dormer window to the front, a range of built-in wardrobes to the ceiling line, and a built-in cupboard over the stairs. Completed by an en-suite shower room, Velux window, double shower cubicle, low flush toilet, and vanity unit, with tiled flooring. Great space throughout for any family.

Enclosed rear garden design with an ease of maintenance in mind, sun terrace taking full advantage of a southerly aspect, which opens to the garden with artificial grass. Space for children to play.

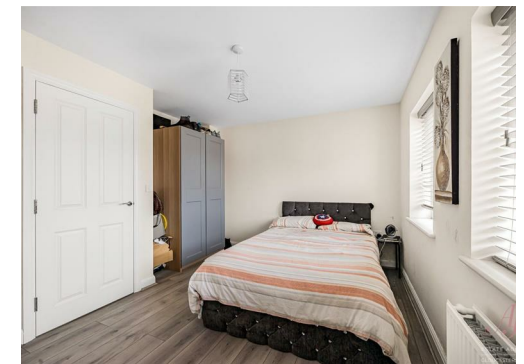
Pathway to the side with a gate leading to the single garage, an electric car charger, and parking in front for two vehicles

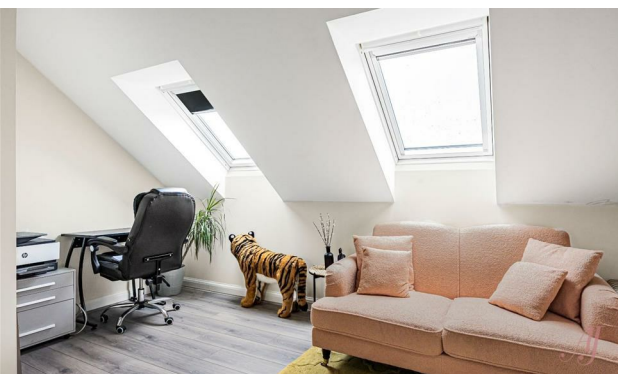
AGENTS NOTE

Stamp duty at £350,000

First time buyers £2,500 Moving home £7,500 Additional property £25,000

- A three storey Norbury Barratt home built 4.5 years ago.
- Entrance hall, d/s cloakroom & large under stairs cupboard
- Sitting room with dining area, French doors open to terrace & garden
- Master suite across top floor with built in wardrobes & en suite shower room
- Great Oldbury has become a real community, perfect for rural & canal walks
- Positioned in cul-de-sac, driveway to the side up to garage with electric car charger
- Fitted kitchen with a range of integral appliances,
- To the first floor, two double bedrooms & family bathroom
- Enclosed & private garden with side gate, designed with an ease of maintenance
- Great location close to amenities, motorway, stations & schools in easy reach





Location & Amenities

The Great Oldbury development is conveniently located near Stonehouse. Stonehouse High Street has a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too. Stroud is located approx. 5 miles away.

Great Oldbury has a proposed local centre on the development which will include a doctors surgery. This development forms part of an exciting new community and will have play areas, sports pitches and a local centre.

Maidenhill Secondary school, Ofsted rated Good in May 2022, is located in Stonehouse with primary schools such as Stonehouse Park infants and the newly opened primary school in Great Oldbury. Other schools nearby include private school with boarding, Wycliffe and grammar schools Stroud High School (girls) and Marling (boys).

Conveniently located with great access to the M5 North and South bound and transport links via train with stations in Stonehouse, Stroud and Cam & Dursley. Perfect location for countryside walks along the Thames and Severn Canal Towpath just a short walk away.

Useful Information

Tenure: Freehold.

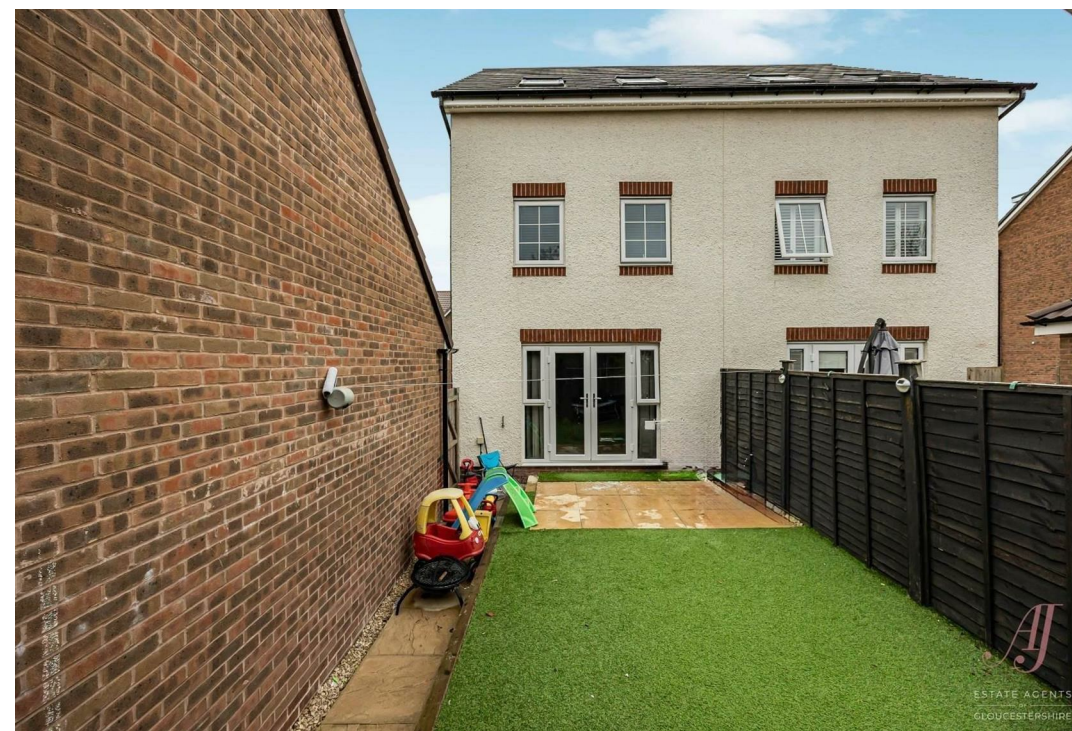
Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band D and EPC rating B

Directions

From Junction 13 of the M5, take the first exit on the A419 towards Stonehouse. At the next roundabout with the Petrol station on your left, take the second exit onto Grove Lane. Follow into Great Oldbury development onto Great Oldbury Drive. Take the second turning on the right into Maurice Shill Close, follow to the T junction and turn right and the house is immediately on your left, as denoted by our for sale board. [///reports.annotated.damage](http://reports.annotated.damage)



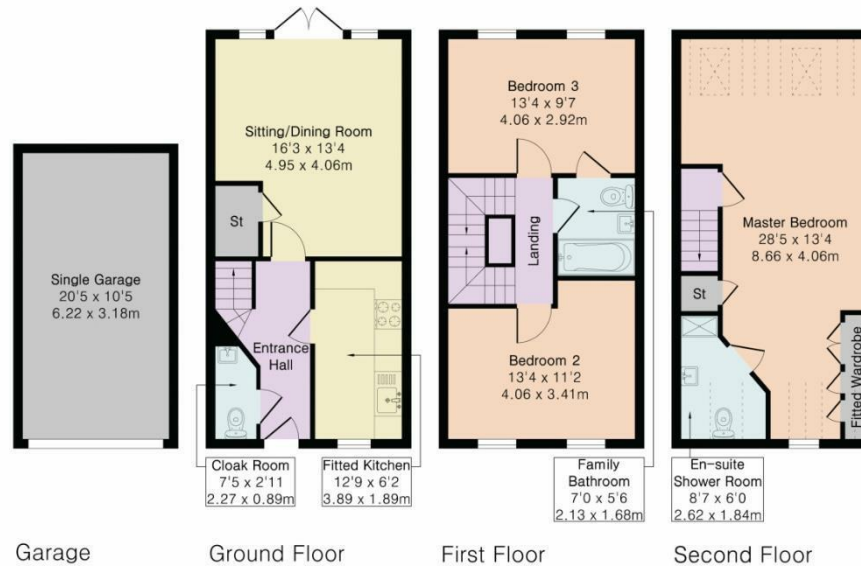
**Approximate Gross Internal Area 1140 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 380 sq ft – 35 sq m

Second Floor Area 380 sq ft – 35 sq m

Garage Area 213 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

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