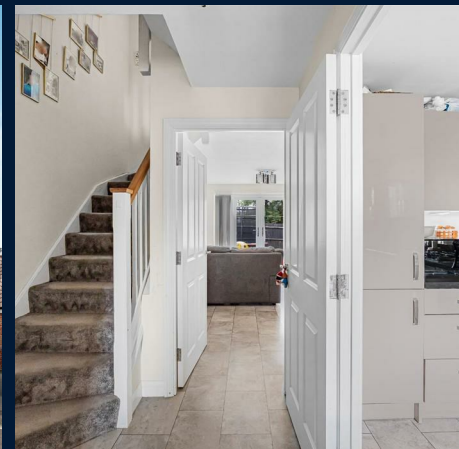


MAURICE SHILL CLOSE



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

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

Guide price £339,000

Description

This is a lovely example of the Norbury design by Barratt Homes, built in the last four and a half years. The home sits in a quiet cul-de-sac and has a single garage to the side with a good-sized driveway in front that provides easy parking for two cars.

Steps lead to the front door with chipping borders on each side. The entrance hall has stairs to the first floor. Doors lead to the downstairs cloakroom, kitchen, and dining and sitting room. Tiled flooring runs through the hall and sitting room.

The kitchen is fully fitted with a range of light grey base and wall units. Built-in appliances include a four-ring hob, electric oven, extractor, integrated fridge freezer, dishwasher, and washing machine. The room has tiled flooring and a window to the front.

The sitting and dining room has French doors to the garden with opening windows on each side. There is a useful understairs storage cupboard. The room enjoys strong natural light and offers good space for entertaining and relaxing. It fits two sofas and a dining table with six chairs with ease. Tiled flooring continues throughout.

The first floor has two double bedrooms. One has direct access to the family bathroom, which works well as a guest room. Both bedrooms receive plenty of natural light and provide good space for a double bed and freestanding furniture. The family bathroom has a shower over the bath, a vanity unit, and a low flush toilet.

The second-floor master suite spans the length of the property and offers generous space. There is room for a desk and a sofa. A dormer window sits at the front, and there is a range of built-in wardrobes up to the ceiling line plus a further cupboard over the stairs. The en suite is finished with a double shower cubicle, low flush toilet, vanity unit, Velux window, and marble effect tiled flooring. This floor gives excellent space for a growing 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

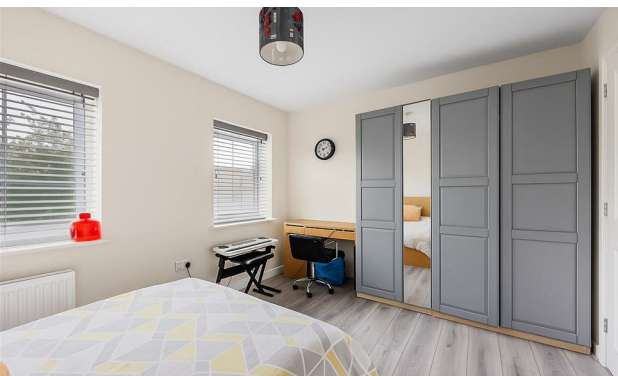
We have used some AI in a few of the rooms that are partly furnished.

Stamp duty at £339,000

First time buyers £1,950 Moving home £6,950 Additional property £23,900

- 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 a 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.

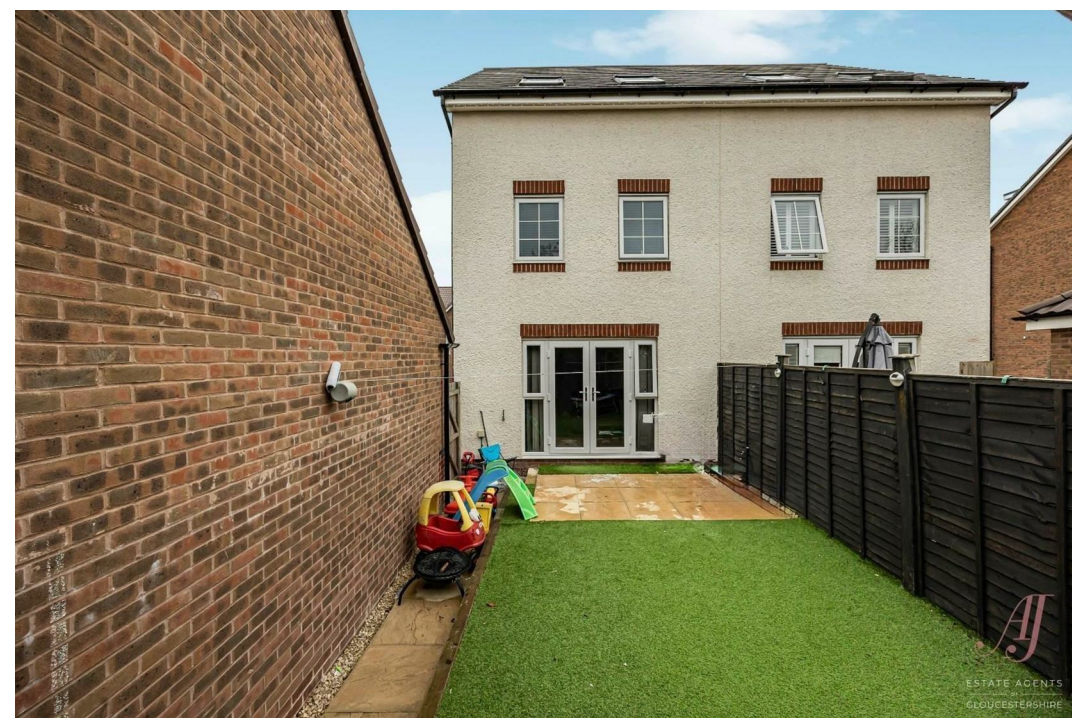
Viewing arrangements: Strictly by appointment through AJ Estate Agents.

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

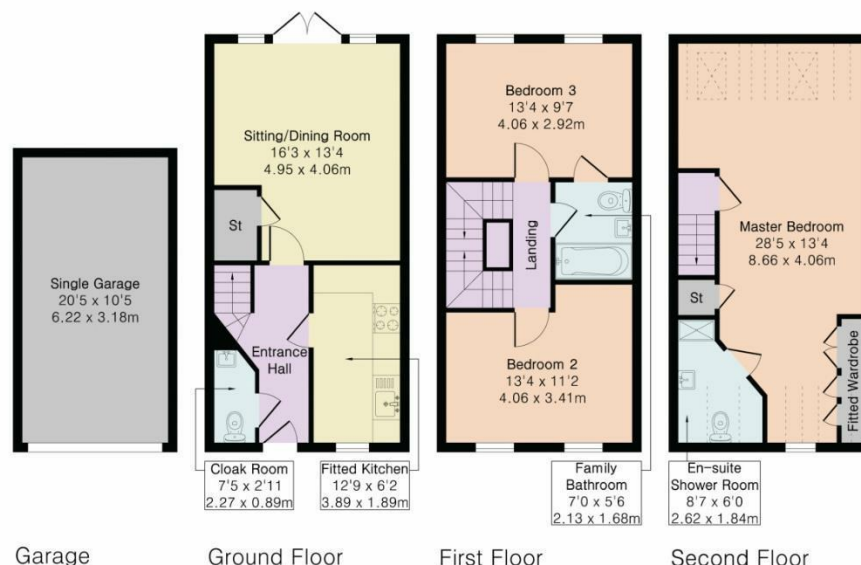
Directions

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](#)



**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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