
MICHAEL TUCK
ESTATE & LETTING AGENTS
67 Duxbury Close, Great Oldbury
Stonehouse
£360,000

# 67 Duxbury Close

## Great Oldbury, Stonehouse

Located in a Cul-De-Sac position in Great Oldbury is this well presented THREE Bedroom SEMI-DETACHED Family Home.

Ground Floor accommodation offers a CLOAKROOM, Lounge and an OPEN PLAN Kitchen Diner with BI-FOLD doors opening onto the SOUTHERLY Facing Rear Garden. Upstairs provides Three Bedroom with an EN-SUITE off the Master Bedroom and a Family Bathroom

Externally to the front is a DOUBLE WIDTH Driveway whilst to the rear is a LANDSCAPED garden with a porcelain style patio with artificial grass, sunken fire pit and a GARDEN Room ideal for entertaining or a Home Office.

Conveniently positioned on the edge of this sought after development with excellent access to the M5 and local facilities

Call 01452 543200 To View!

Council Tax band: C; Tenure: Freehold; EPC Rating: B; EPC Environmental Impact Rating: B

- Semi Detached House
- Three Bedrooms
- Lounge & Kitchen Diner
- Cloakroom, En-Suite & Family Bathroom
- Well Presented Throughout
- Double Width Driveway
- Southerly Facing Rear Garden with Garden Room/Home Office
- Cul-De-Sac Location
- EPC Rating B84










**Entrance Hall**
13' 3" x 3' 8" (4.05m x 1.12m)

**Cloakroom**
5' 10" x 3' 0" (1.79m x 0.92m)

**Lounge**
15' 7" x 10' 9" (4.76m x 3.28m)

**Kitchen Diner**
18' 0" x 11' 3" (5.49m x 3.44m)

**First Floor Landing**
10' 3" x 3' 2" (3.12m x 0.97m)

**Bedroom One**
11' 1" x 8' 11" WIDENING to 11' 3" (3.39m x 2.74m)

**Bedroom Two**
11' 7" x 9' 2" (3.54m x 2.79m)

**Bedroom Three**
8' 6" x 8' 4" (2.58m x 2.55m)

**Family Bathroom**
6' 5" x 5' 5" (1.96m x 1.65m)

**En-Suite**
7' 3" x 4' 0" (2.22m x 1.23m)

**Additional Information**
Gas & Electric - Mains

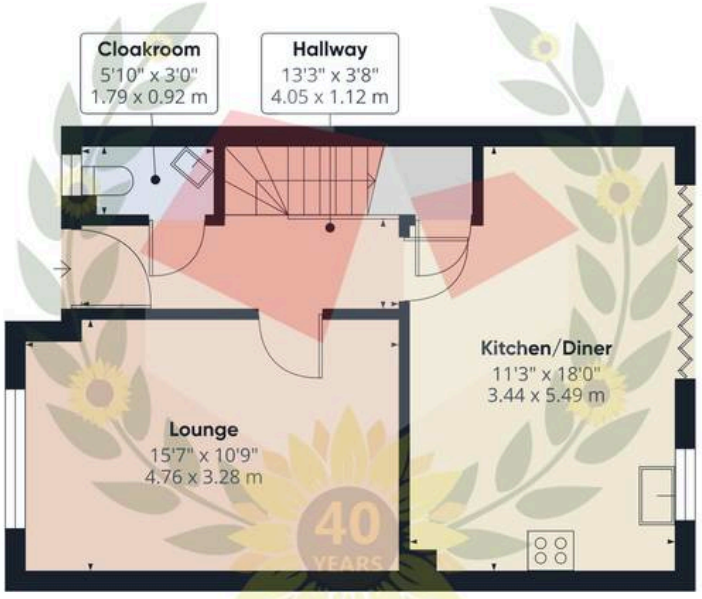
Water & Sewerage - Mains

Estate Charge - £200 Per Annum

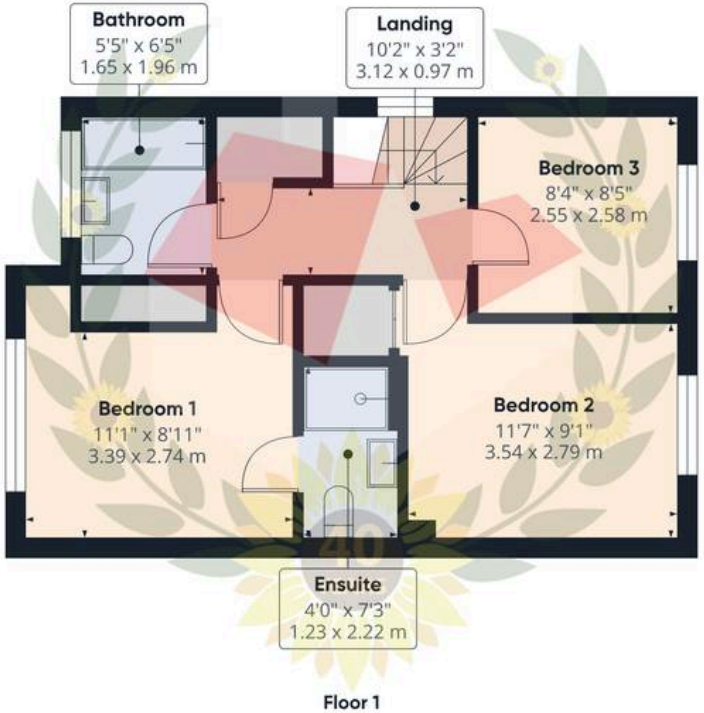







Ground Floor




Floor 1




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Sunflowers

**Approximate total area**(1)

886 ft²

82.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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The Property Ombudsman


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