



**SawyerS**  
Sales & Lettings

**10 West Grange Court, Lovedays Mead,  
Stroud, Gloucestershire, GL5 1XB  
Price £215,000**

# 10 West Grange Court, Lovedays Mead, Stroud, Gloucestershire, GL5 1XB

**A generous two double bedroom house situated within the sought after `West Grange Court` development exclusively for the over 50`s. Stair lift, downstairs shower room and separate bathroom. Outside can be found the enclosed private garden, communal gardens as well as communal parking.**

**Sawyers Estate Agents** are proud to offer to the market this generous two double bedroom home situated within the sought after `West Grange Court` development exclusively for the over 50`s. The accommodation in brief consists: Entrance hall, living room, dining room, kitchen, two double bedrooms and bathroom. Benefits include double glazing and electric storage heating. Outside can be found the private enclosed garden, well tended communal landscaped gardens as well as ample communal parking. No Chain.

**Amenities:** West Grange Court is located within a few hundred yards of the Stroud Town Centre, Tesco Store and Stratford Park. Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

## Entrance Hall

Double glazed door to front, and stairs to first floor with stair lift.

## Living Room 4.77m (15'8") x 3.58m (11'9")

Double glazed Mullion style window to front, coving, exposed timber beams, decorative fire place with exposed stone surround. Electric storage heater.

## Dining Room 2.76m (9'1") x 2.58m (8'6")

Double glazed patio doors to rear, coving, telephone point and electric storage heater.

## Kitchen 3.76m (12'4") x 1.87m (6'2")

Double glazed Mullion style window to rear, range of fitted wall and base units complemented with roll edged work surfaces, stainless steel single drainer sink unit, tiled splash backs, space for cooker with filter hood over, space for fridge/freezer, plumbing for washing machine, and built in larder cupboard.

## Downstairs Shower Room 1.94m (6'4") x 1.63m (5'4")

Extractor, low level WC, pedestal wash hand basin, shower cubicle, part tiled walls and electric heated towel rail.

## First Floor

### Landing

Access to loft, and coving.

### Bedroom One 4.61m (15'1") x 3.59m (11'9")

Double glazed Mullion style window to front, coving, built in double wardrobes and electric storage heater.

### Bedroom Two 2.78m (9'1") x 2.72m (8'11")

Double glazed Mullion style window to rear and electric heater.

### Bathroom 3.74m (12'3") x 1.68m (5'6")

Double glazed window to rear, extractor, suite consists bath, low level WC, and pedestal wash hand basin. Part tiled walls, electric heated towel rail and airing cupboard housing the hot water tank.

## Outside

### Front

Path to front door. Communal parking and formal landscaped communal gardens.

### Rear

Enclosed garden with gated side access. Mainly laid to patio/seating area, garden shed, outside light and outside tap.

## Agents Note

Residents own their freehold and there is a Residents Committee at West Grange Court.

Tenure: Freehold

Estate Management Charge: £839.52 per year. From January 2023 to December 2023. and covers the following: Building insurance, maintenance/repair of communal areas, grounds and main building structures.

Management Company: Sawyers Estate Agents (01453) 751647.

(These figures can be subject to change and should be checked by your legal advisor)

Prospective purchasers are restricted to over 50`s only. No one under the age of 50 is permitted to occupy the property. Purchasers are unable to have pets or acquire further pets without first gaining the management companies approval first.

## Selling Agent

Sawyers Estate Agents  
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## Local Authority

Stroud District Council - Band D

## Directions

For SAT NAV use: GL5 1XB

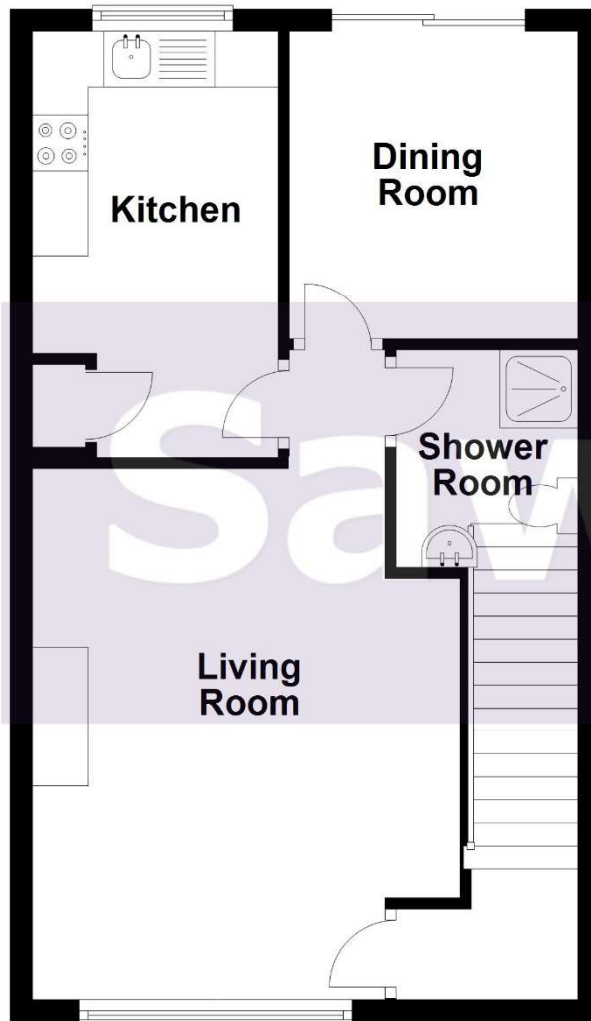
From Stroud take the B4070 Slad Road, take the first left into Birches Drive and left again into Folly Lane. Follow the road to the far end and then bear right into Lovedays Mead, at the top of the road turn left into the West Grange Court development. The property will be located in the left hand corner within the central square.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## Ground Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 83.5 sq. metres (898.4 sq. feet)

Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

**DISCLAIMER:** 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 to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.



