

# Culey Green Way, Sheldon

**£230,000**

- STUNNING END TERRACE HOUSE
- OPEN PLAN LIVING
- CONSERVATORY
- RE FITTED SHOWER ROOM
- DRIVEWAY FOR TWO CARS
- ENTRANCE HALLWAY
- RE FITTED WREN KITCHEN
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN



A beautifully presented end terrace house on modern estate in B26 which has been improved to a very high spec by the current owners. This stunning home would make the perfect first time purchase and is in a super location near to a good range of shops, facilities and transport links. Comprising entrance hallway, open plan living with a re fitted Wren kitchen, conservatory and potential for a guest WC to the ground floor. Upstairs there are two double bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, two off road parking spaces and rear garden.

### FRONT

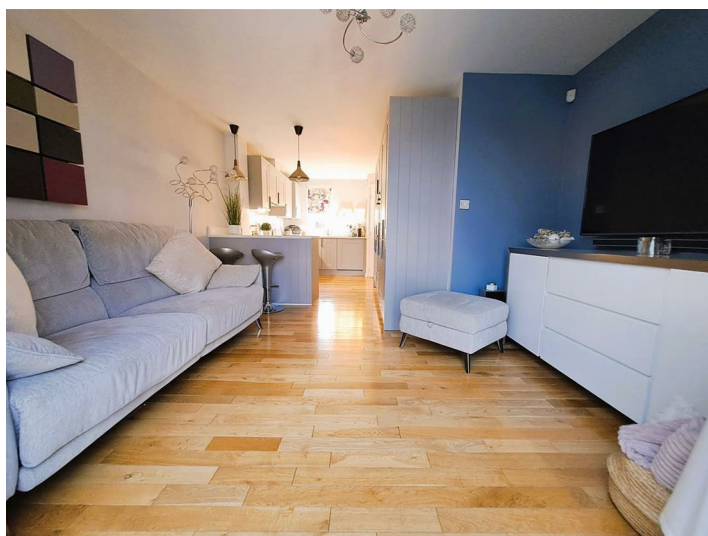
Off road parking for two cars via a tarmacadam driveway and access to a composite opaque double glazed door to:-

### ENTRANCE HALLWAY

Stairs to the first floor, radiator, engineered oak flooring, power and light points and door to:-

### OPEN PLAN LIVING

12'1 max x 22' max (3.68m max x 6.71m max)



### KITCHEN AREA

The Wren kitchen has recently been re fitted with a good range of eye level, drawer and base units with a quartz work surface over incorporating a one and a half bowl sink/drainer with mixer tap and quartz splash backs. Fitted Neff electric slide and hide oven, fitted combination oven/grill, integrated appliances to include fridge, two freezers and a dish washer, space and plumbing for a washing machine and an instant boiling water tap. Double glazed window to the front, engineered oak flooring, power and light points and opening onto:-

### LOUNGE AREA

UPVC double glazed French doors onto the conservatory, two radiators, engineered oak flooring, power and light points

### CONSERVATORY 10'7 x 9'7 (3.23m x 2.92m)



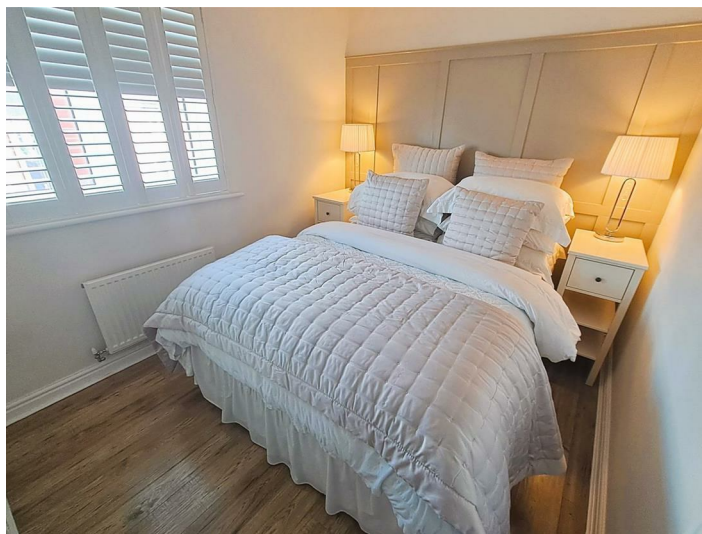
UPVC double glazed French doors onto the rear garden, double glazed windows to the rear and side, two radiators, bespoke ceiling blinds, porcelain tiled floor, power and light points

### LANDING

Loft access, laminate flooring, power and light points and doors to:-

### BEDROOM ONE

7'9 x 12'2 into wardrobes (2.36m x 3.71m into wardrobes)



Double glazed window to the rear, radiator, fitted wardrobes, laminate flooring, power and light points

**BEDROOM TWO**  
7'9 x 12'2 max excluding wardrobes (2.36m x 3.71m max excluding wardrobes)



Two double glazed windows to the front, radiator, fitted wardrobes, laminate flooring, power and light points

**RE FITTED SHOWER ROOM**  
5'10 x 5' (1.78m x 1.52m)



The shower room has recently been re fitted with a walk in shower cubicle with a Grohe shower and a rainfall shower head, vanity sink and a remote controlled Japanese Toto jacuzzi WC. Tiling to a full height, tiled floor with under floor heating, heated towel rail and ceiling spot lights

**REAR GARDEN**

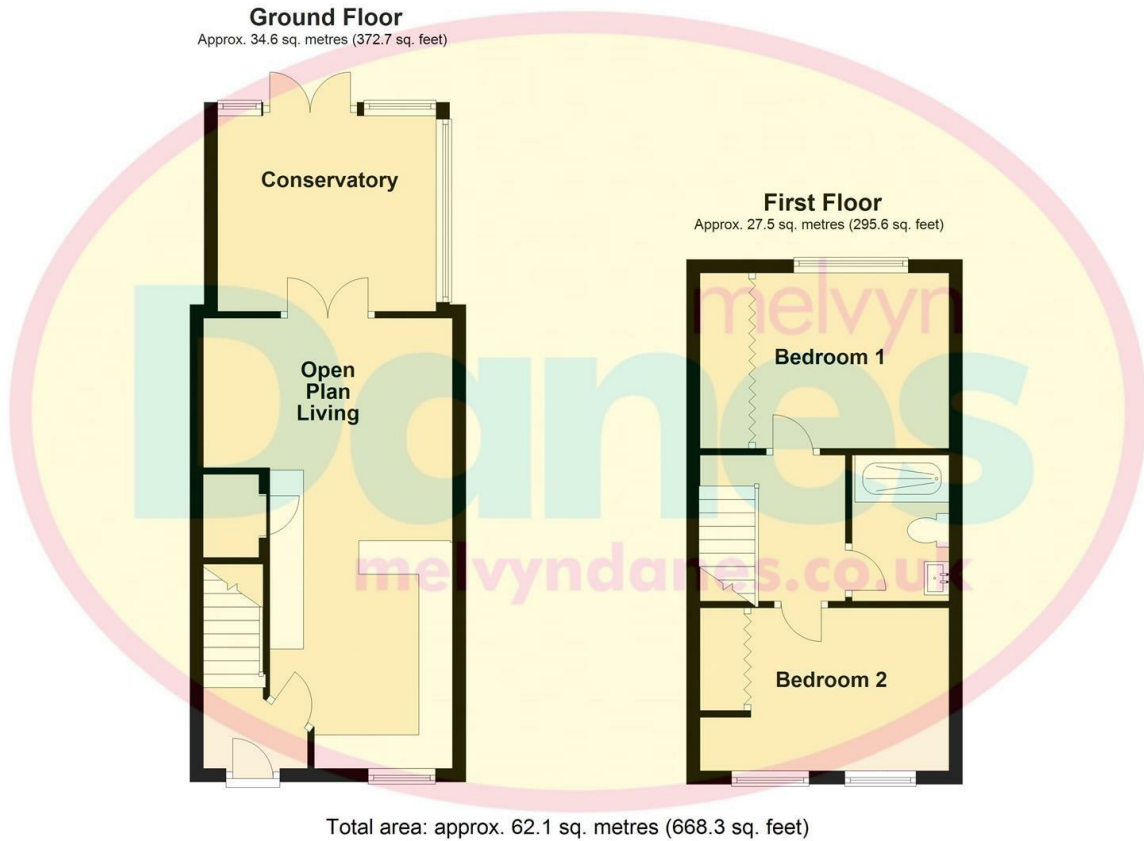


The rear garden is paved for ease of maintenance with fencing to the perimeters.



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



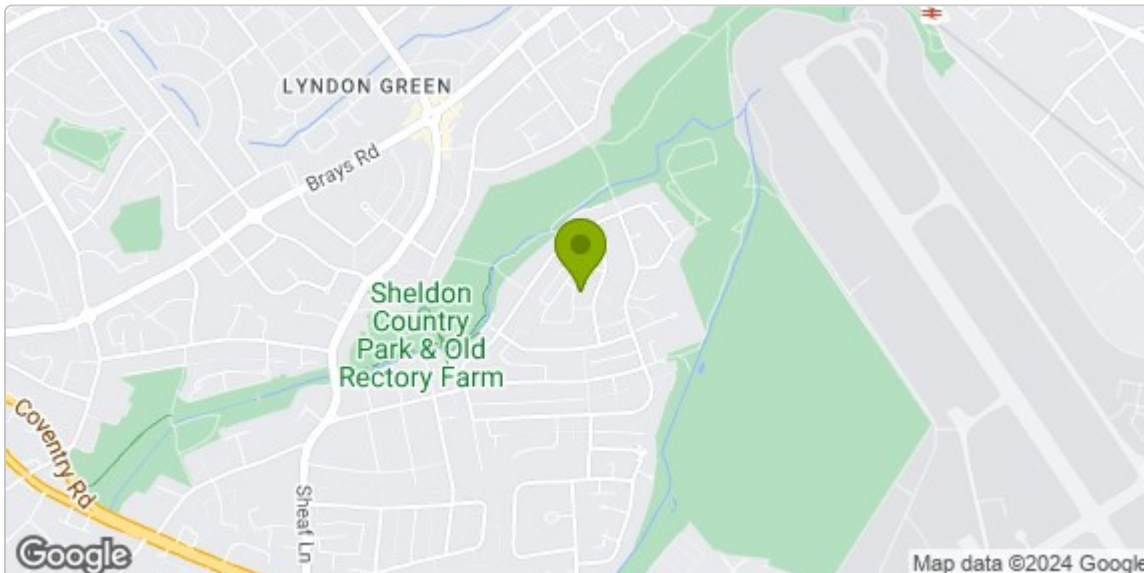
**TENURE:** We are advised that the property is **LEASEHOLD** with 989 years remaining

**COUNCIL TAX BAND:** B

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
12 Culey Green Way Sheldon  
Birmingham B26 3GB

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</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