



Culey Green Way, Sheldon

£279,950

- MODERN SEMI DETACHED HOUSE
- KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- INTEGRAL GARAGE
- LOUNGE
- GUEST WC
- EN SUITE SHOWER & BATHROOM
- DRIVEWAY
- REAR GARDEN

A beautifully presented semi detached house on a sought after modern estate in B26. This lovely property is the perfect family home and ready to move into with no works required. In a great location near to a good range of shops, schools and facilities and comprising: hallway, lounge, guest WC and kitchen/diner to the ground floor. Upstairs there are three good sized bedrooms, an en suite shower room and the bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and rear garden.

FRONT

Off road parking via a tarmacadam driveway, access to the integral garage and access to a composite double glazed door to:-

HALLWAY

Radiator, tiled floor, ceiling light point and door to:-

LOUNGE

10'4 max x 16'1 max (3.15m max x 4.90m max)



Double glazed window to the front, radiator, laminate flooring, power and light points and door to:-

INNER LOBBY

Stairs to the first floor, radiator, laminate flooring, power and light points and doors to:-

GUEST WC

Fitted with a low level flush WC and a guest sink, radiator, tiled floor and ceiling light point

KITCHEN/DINER 7'7 x 18'10 (2.31m x 5.74m)



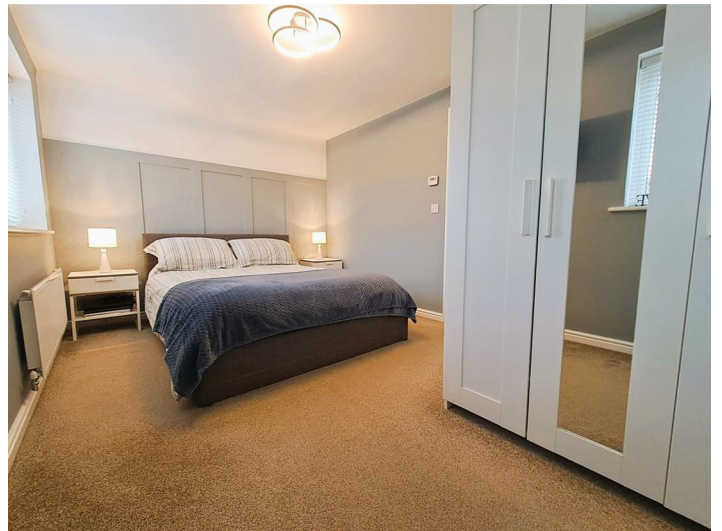
The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and laminate splash backs. Fitted double electric oven and grill, inset gas hob with a stainless steel splash back and extractor hood over and space and plumbing for other appliances. UPVC double glazed French doors to the rear garden, double glazed window to the rear, radiator, power and light points

LANDING

Loft access, storage cupboard, power and light points and doors to:-

MASTER BEDROOM

13'11 max x 9'5 max (4.24m max x 2.87m max)



Two double glazed windows to the front, radiator, power and light points and door to:-

EN SUITE SHOWER ROOM

Fitted with a shower cubicle with a bar shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, radiator, extractor fan and ceiling light point

BEDROOM TWO
8'8 x 11'3 (2.64m x 3.43m)



Double glazed window to the rear, radiator, power and light points

BEDROOM THREE
9'9 x 7'9 (2.97m x 2.36m)

Double glazed window to the rear, radiator, power and light points

BATHROOM
5'7 x 8'8 (1.70m x 2.64m)



Fitted with a paneled bath, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, radiator, extractor fan and ceiling light point

INTEGRAL GARAGE
7'10 x 16' (2.39m x 4.88m)

With a metal up and over door onto the drive, power and light points

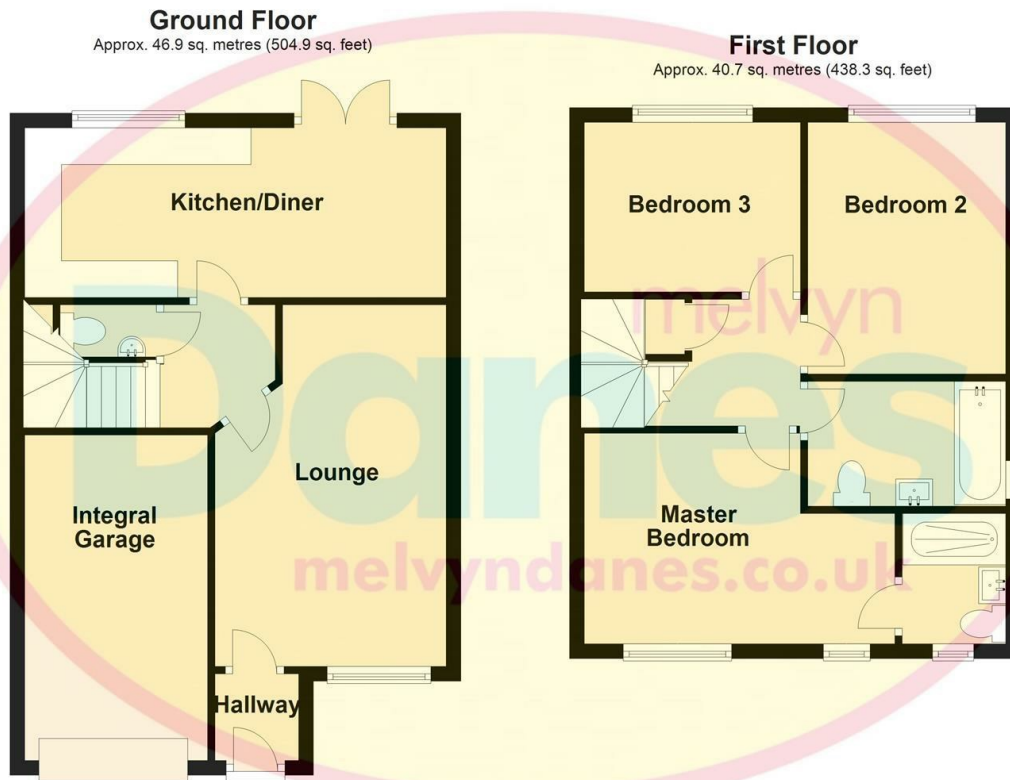
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore, fencing to the perimeters and a gated access to the side of the property.

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.



Total area: approx. 87.6 sq. metres (943.2 sq. feet)

TENURE: We are advised that the property is **LEASEHOLD**

COUNCIL TAX BAND: C

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:
56 Culey Green Way Sheldon
Birmingham B26 3GB

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		94
	(81-91) B	82	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	