



Culey Green Way, Sheldon

Offers Over £380,000

- MODERN DETACHED HOUSE
- DINING KITCHEN
- FOUR DOUBLE BEDROOMS
- CENTRAL HEATING
- DRIVEWAY & INTEGRAL GARAGE
- LOUNGE
- UTILITY & GUEST WC
- EN SUITE SHOWER ROOM & BATHROOM
- DOUBLE GLAZING
- PLEASANT REAR GARDEN

A stunning, modern detached house on this popular development in B26. Built by Persimmon Homes in 2014, this superb family home is located near to shops, schools and transport links. Comprising entrance hallway, lounge, dining kitchen, utility and guest WC to the ground floor. Upstairs there are four double bedrooms with an en suite shower room to the master and the bathroom. Further benefiting from central heating, double glazing, driveway for three cars, integral garage and pleasant rear garden with artificial grass.

FRONT

Off road parking for three vehicles via a tarmac driveway, access to the integral garage and an opaque double glazed composite door to:-

ENTRANCE HALLWAY

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

LOUNGE

11' max x 15'8 max (3.35m max x 4.78m max)



Double glazed window to the front, double glazed bay window to the side, radiator, wall mounted electric fire, power and light points and hardwood doors to:-

DINING KITCHEN

18'4 x 10'2 (5.59m x 3.10m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and half bowl "Franke" sink/drainers with a flexi hose tap and laminate splash backs. Fitted double electric oven/grill with an inset induction hob and extractor hood over and integrated appliances to include fridge, freezer and dishwasher. Breakfast bar, walk in larder cupboard, UPVC double glazed French doors to the rear garden, double glazed windows to the rear and side, radiator, gulfstone tiled floor, power and light points and doors to:-

UTILITY

5'2 x 7' (1.57m x 2.13m)

Fitted with an eye level and base unit with a work surface over with space and plumbing for a washing machine. Wall mounted boiler, UPVC double glazed door to the side of the property, radiator, gulfstone tiled floor, power and light points

GUEST WC

Fitted with a low level flush WC and a pedestal sink. Opaque double glazed window to the rear, radiator, gulfstone tiled floor and ceiling light point

INTEGRATED GARAGE

8'10 x 15'10 (2.69m x 4.83m)

With a metal up and over door onto the driveway, fuse box, insulated ceiling, power and light points

LANDING

Built in storage cupboard, loft access, power and light points and doors to:-

MASTER BEDROOM

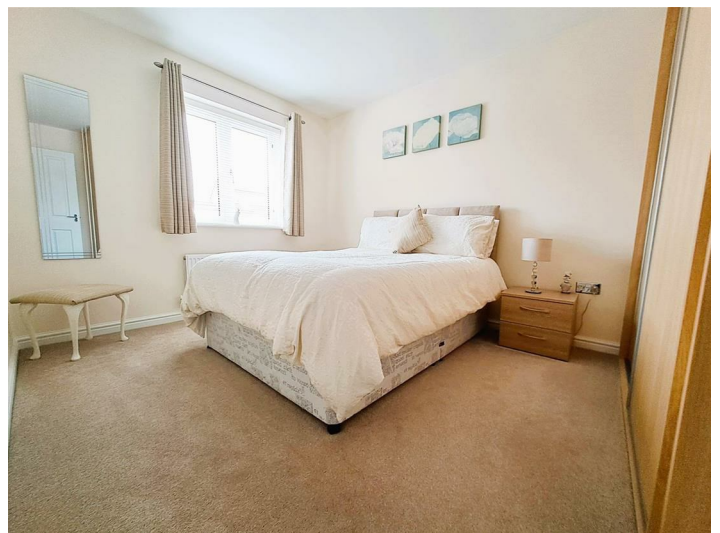
12'1 max to wardrobes x 13'1 max (3.68m max to wardrobes x 3.99m max)



Double glazed window to the front, radiator, fitted wardrobes, built in storage cupboard, power and light points and door to:-

BEDROOM TWO

9'3 x 12'1 (2.82m x 3.68m)



Double glazed window to the front, radiator, fitted wardrobes, power and light points

BEDROOM THREE

9'3 x 9'7 (2.82m x 2.92m)

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

BEDROOM FOUR

7'2 x 9'6 (2.18m x 2.90m)

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

BATHROOM

6'9 x 6'2 (2.06m x 1.88m)



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, Amtico flooring, extractor fan and ceiling light point

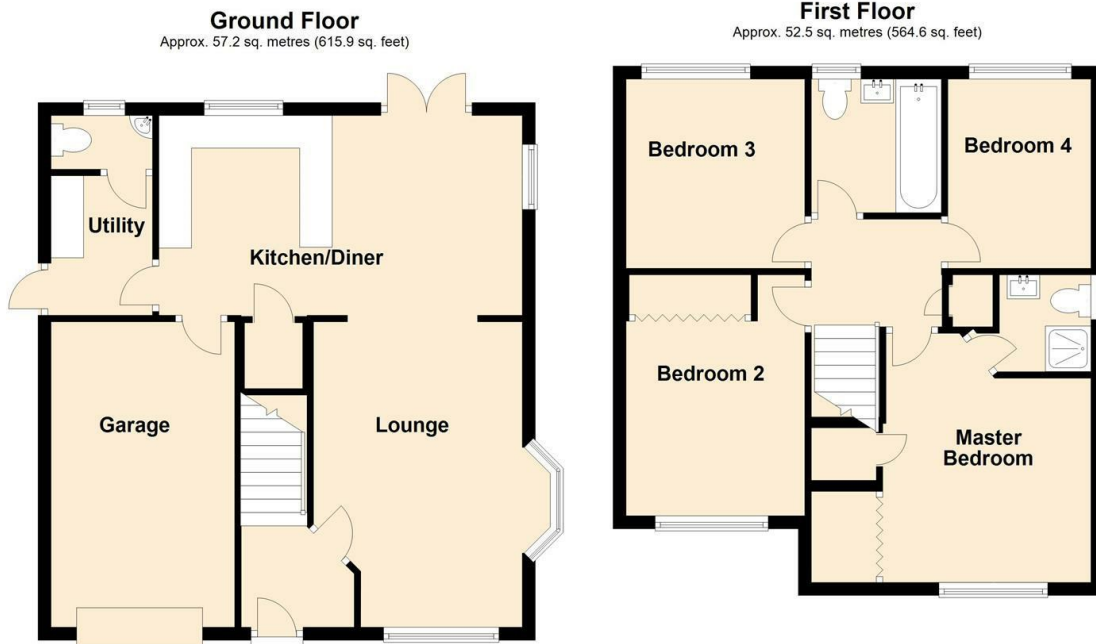
REAR GARDEN



The established rear garden has a patio to the fore and an artificial lawn. There are numerous flower and shrub borders, a timber storage shed, walls to the perimeter and a gated access leading to the front 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. 109.7 sq. metres (1180.5 sq. feet)

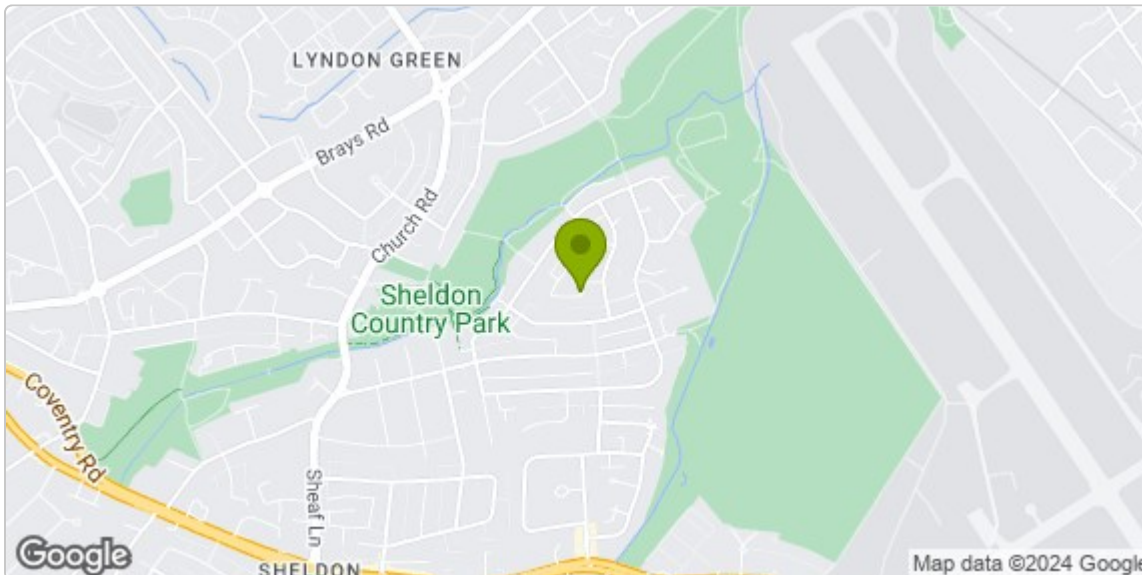
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: E

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:
19 Culey Green Way Sheldon
Birmingham B26 3GB

Council Tax Band: E

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 82 | |
| (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 |