



Culey Green Way, Sheldon

£375,000

- DETACHED HOUSE
- DINING KITCHEN
- FOUR BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN
- LOUNGE
- UTILITY & GUEST WC
- EN SUITE SHOWER ROOM & BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- PLANNING PERMISSION TO CONVERT THE GARAGE

A beautifully presented, modern four-bedroom detached house with planning permission for a garage conversion. This stunning property is just ten years old and is the perfect family home in a superb location near to a range of shops, facilities and transport links.

The property comprises: An entrance hall, lounge, dining kitchen, utility and guest WC to the ground floor. Upstairs there are four bedrooms, a main bathroom and an ensuite shower room. The property further benefits from a driveway, integral garage and rear garden.

FRONT

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

ENTRANCE HALLWAY

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

LOUNGE

11'1 max x 15'8 max (3.38m max x 4.78m max)



Double glazed window to the front, radiator, power and light points and double doors to :-

DINING KITCHEN

18'5 x 10'2 (5.61m 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 a half bowl stainless steel sink/drainage with mixer tap and laminate splash backs. Fitted electric oven/grill, inset gas

hob with a stainless steel splash back and extractor hood over and integrated appliances to include dish washer, fridge and freezer. Breakfast bar, door to the pantry, UPVC double glazed French doors to the rear garden, double glazed window to the rear, radiator, tiled floor, power and light points and door to:-

UTILITY

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

Eye level and a base unit with a work surface over, space and plumbing for a washing machine and a wall mounted boiler. Composite double glazed door to the side of the property, radiator, tiled floor, power and light points and door to:-

GUEST WC

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

LANDING

Door to the storage cupboard, loft access, power and light points and doors to:-

BEDROOM ONE

12'4 max to wardrobe x 13'1 max (3.76m max to wardrobe x 3.99m max)



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

EN SUITE SHOWER ROOM

6' max x 6'11 max (1.83m max x 2.11m max)

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

BEDROOM TWO 9'3 x 12'3 (2.82m x 3.73m)



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

BEDROOM THREE 9'4 x 9'7 (2.84m x 2.92m)

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

BEDROOM FOUR 7'2 x 9'7 (2.18m x 2.92m)

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

BATHROOM 6'10 x 6'3 (2.08m x 1.91m)



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

INTEGRAL GARAGE 9'2 x 15'10 (2.79m x 4.83m)

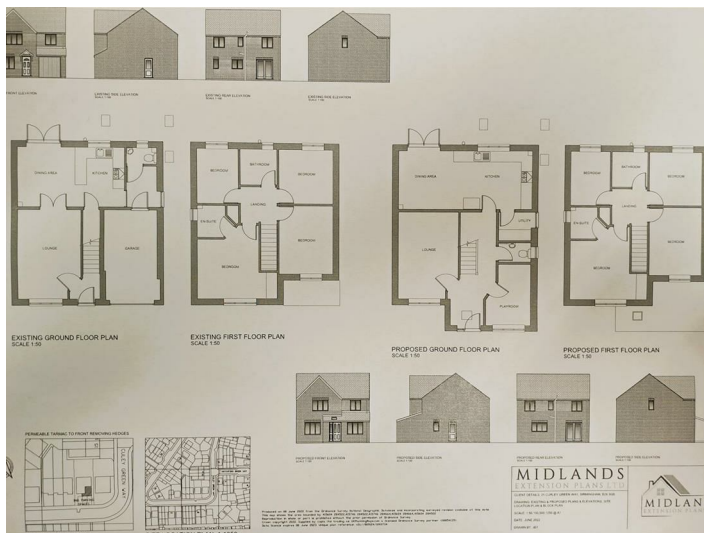
With a metal up and over door onto the driveway, power and light points

REAR GARDEN



The rear garden has a lawned section, natural sandstone paved section, external lighting and fencing to the perimeters. There is a storage shed with electrics, a further storage shed adjacent to house and gated access leading to the front of the property

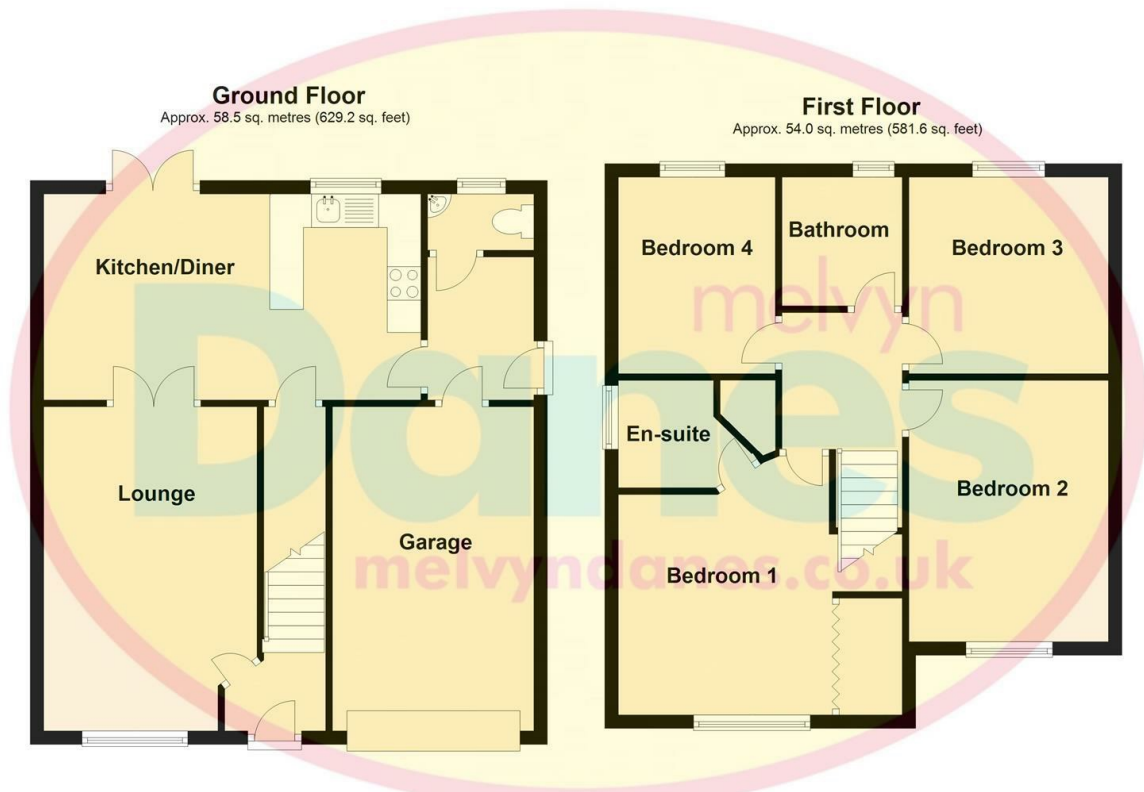
GARAGE CONVERSION PLANNING APPROVED



Property comes with approved planning permission to convert integral garage to a play/study room, enlarge the entrance hall and reposition the guest WC and utility (Application No. 2022/04726/PA, expires November 2025).

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 FREEHOLD.

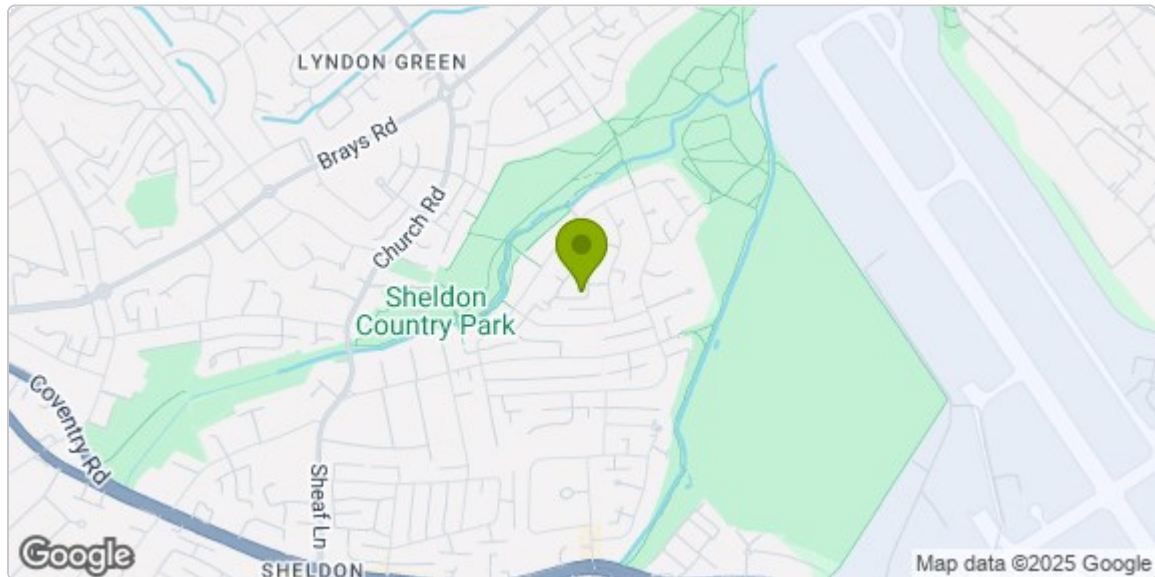
BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 16/12/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is has limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/12/2024. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
21 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		89
(81-91) B	79	
(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	