Culey Green Way, BIRMINGHAM

burchell edwards

Culey Green Way, BIRMINGHAM, B26 3GB

for sale offers over
£375,000

Property Description

STUNNING DETACHED! This FOUR BEDROOM corner plot detached is just the perfect family home! Situated on a very popular estate built within the past 10 YEARS this still has the balance of the new homes guarentee! The area is known for its comunity and friendlyness and is very desireable location! Close to shops/ schools and public trasport.

Front Garden

Tarmac Driveway with off road parking for three vehicles, fore garden with plants and shrubs, up and over door to garage and side gate giving access to garden.

Garage

15' 10" x 8' 11" (4.83m x 2.72m)
Up and over door.

Entrance Hallway

Double glazed door to front elevation, stairs leading to first floor accommodation, central heating radiator and door of to:

Lounge

12' 8" into side bay x 15' 8" (3.86m into side bay x 4.78m)
Double glazed window to front elevation, double glazed bay window to side elevation, central heating radiator and double doors to:

Kitchen/ Diner

18' 5" x 10' 2" (5.61m x 3.10m)
Double glazed double doors to rear elevation, double glazed window to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit with mixer tap over, electric induction hob and cooker with extractor over and glass splashback, tiled flooring, storage cupboard, door through to garage and door through to utility area, integrated fridge freezer and dishwasher.

Utility Room

7' x 5' 3" (2.13m x 1.60m)
Double glazed door out to garden, siggle door into ground floor W.C, central heating radiator, tiled flooring and a range of wall and base units.

Ground Floor W.C

5' 2" x 2' 10" (1.57m x 0.86m)
Double glazed window to rear elevation, W.C, wash hand basin and central heating radiator.

Rear Garden

18' 5" x 10' 2" (5.61m x 3.10m)
Paved patio area leading to laid artificial lawn, side access and walls and fencing to boundaries.

Landing

Loft access, storage cupboard and doors off to:

Master Bedroom

13' 1" x 14' 4" max into wardrobe (3.99m x 4.37m max into wardrobe)
Irregular shaped room. Double glazed window to front elevation, central heating radiator, fitted wardrobes with sliding doors and storage cupboard over stairs.

En-Suite

6' x 6' 9" (1.83m x 2.06m)
Irregular shaped room. Obscure double glazed window to side elevation, shower unit with power shower and upgraded fittings, low level flush W.C, amtico flooring, wash hand basin with storage unit and tiling to splash prone areas.

Bedroom Two

12' 1" x 9' 2" into wardrobe. (3.68m x 2.79m into wardrobe.)
Double glazed window to front elevation, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Three

9' 4" x 9' 7" (2.84m x 2.92m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Four

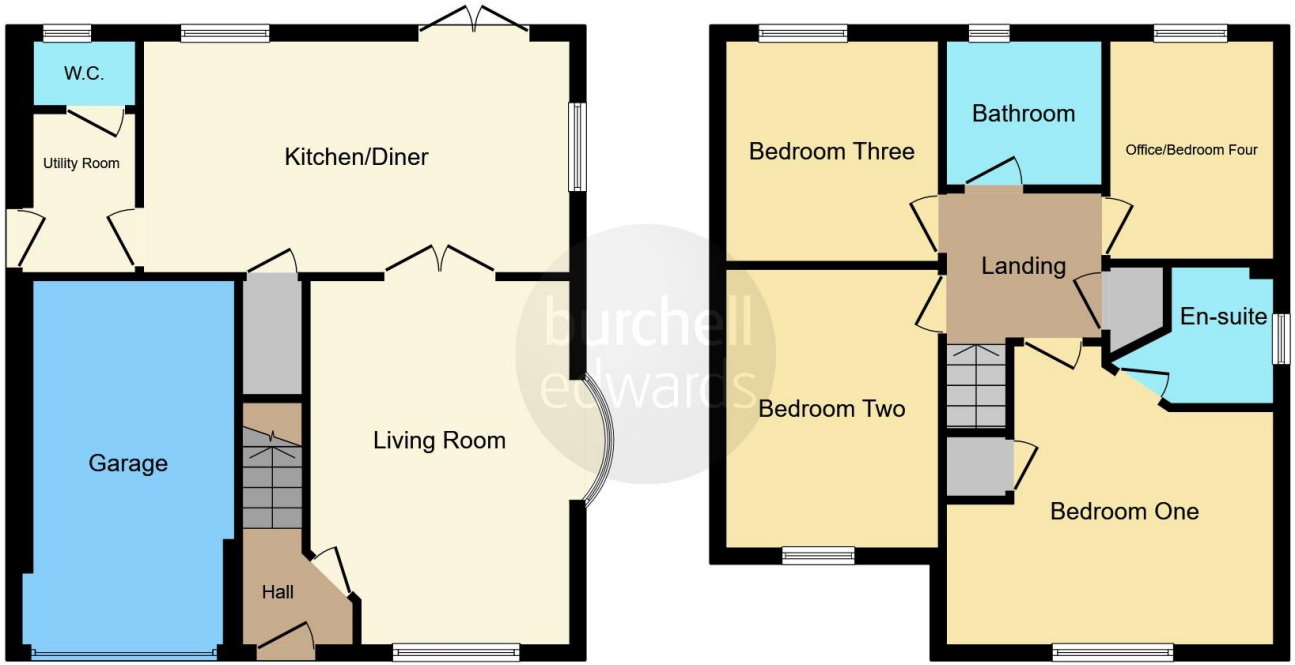
9' 7" x 902' (2.92m x 274.93m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

6' 3" x 6' 9" (1.91m x 2.06m)
Obscure double glazed window to rear elevation, tile effect flooring, panelled bath with power shower over, wash hand basin, low level flush W.C, stainless steel heated towel rail, antico flooring and tiling to splash prone areas.

Loft

Insulated.



Ground Floor **First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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