

Culey Green Way, Sheldon

Offers Over £260,000

- MODERN SEMI DETACHED HOUSE
- ENTRANCE HALL & GUEST WC
- RE FITTED KITCHEN/DINER
- RE FITTED BATHROOM
- TWO PARKING SPACES
- NO ONWARD CHAIN
- LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A beautifully presented semi detached house on a modern estate in Sheldon with NO ONWARD CHAIN. This lovely property is the perfect family home and is in a superb location near to a good range of shops, facilities and transport links. Comprising entrance hall, guest WC, lounge and re fitted kitchen/diner to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, two parking spaces and larger than average rear garden.

FRONT

Off road parking for two cars and a foregarden with access to a composite opaque double glazed door to:-

ENTRANCE HALL

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

GUEST WC

Fitted with a low level flush WC and a guest sink. Tiling to a full height, opaque double glazed window to the front, heated towel rail, Karndean flooring and ceiling light point

LOUNGE

12'1 max x 14'2 max (3.68m max x 4.32m max)



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

RE FITTED KITCHEN/DINER

8'9 x 15'4 (2.67m x 4.67m)



The kitchen has been re fitted with a range of eye level,

drawer and base units with a work surface over incorporating an inset sink with a mixer tap and laminate splash backs. Fitted electric oven/grill, inset gas hob with an angled cooker hoodover and integrated appliances to include dishwasher, washing machine and fridge/freezer. UPVC double glazed French doors to the rear garden, double glazed window to the rear, radiator, Karndean flooring, power and light points

LANDING

Storage cupboard, loft access, power and light points and doors to:-

BEDROOM ONE

9'6 x 13'4 to wardrobes (2.90m x 4.06m to wardrobes)



Double glazed window to the front, radiator, built in wardrobes and dressing table, power and light points. Please note that the house was built with an en suite shower room but this was taken out in favour of fitted wardrobes.

BEDROOM TWO

9'2 x 7'6 (2.79m x 2.29m)



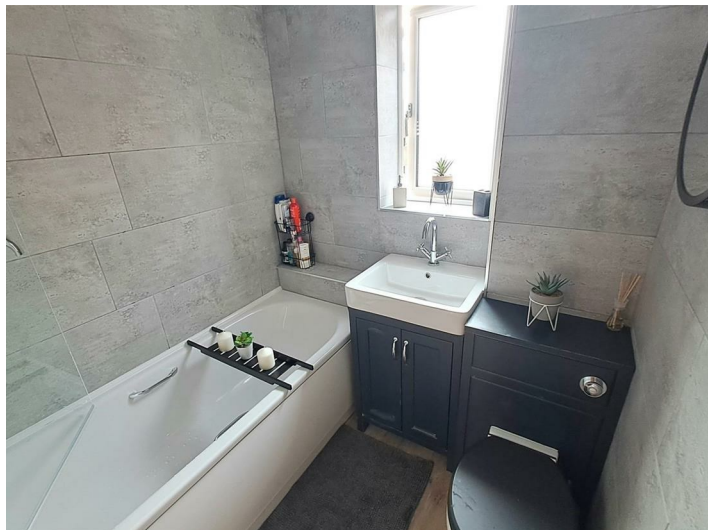
Double glazed window to the rear, radiator, power and light points

BEDROOM THREE

5'10 x 7'6 (1.78m x 2.29m)

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

RE FITTED BATHROOM 5'9 x 5'11 (1.75m x 1.80m)



The bathroom has been re fitted with a panelled bath with a bar shower over and shower screen, vanity soink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, Karnean flooring, extractor fan and ceiling spotlights

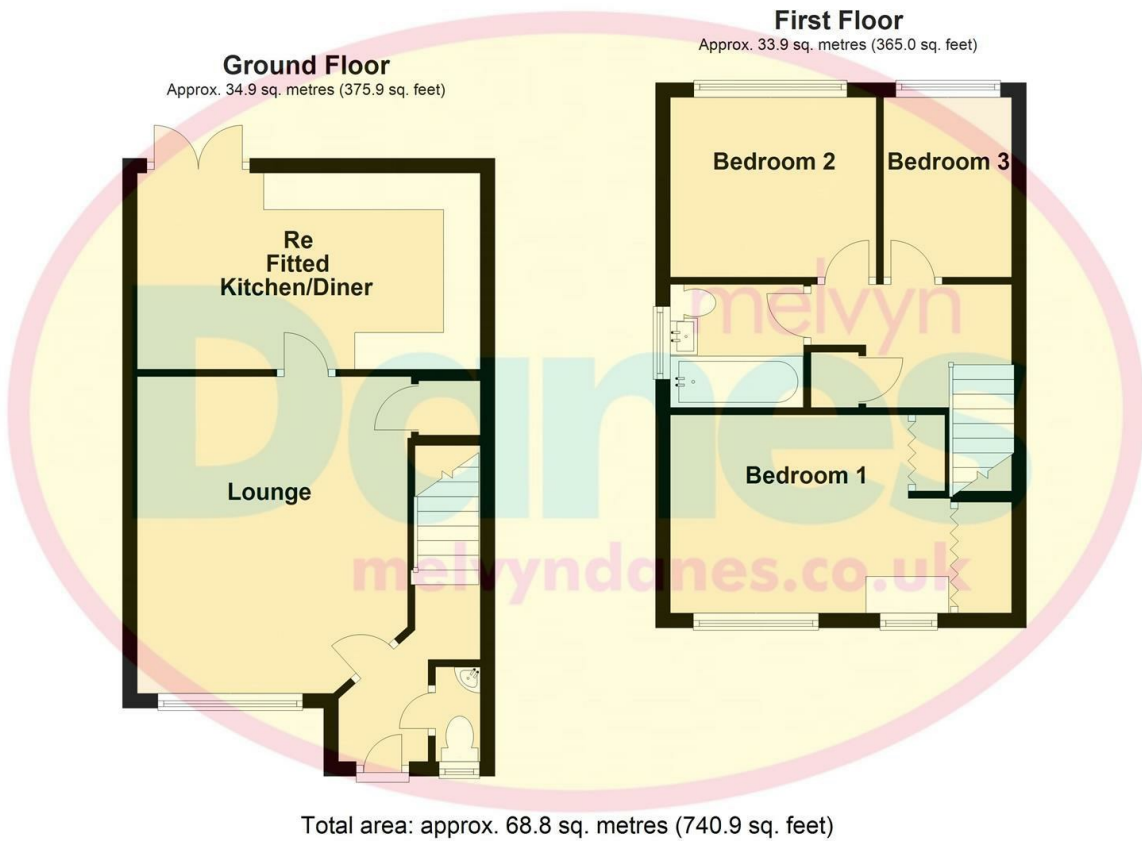
REAR GARDEN



The rear garden is bigger than average for the estate and is mostly laid to lawn with artificial grass and a patio to the fore. There is fencing to the perimeters and a gated access leading out to the parking area.

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.



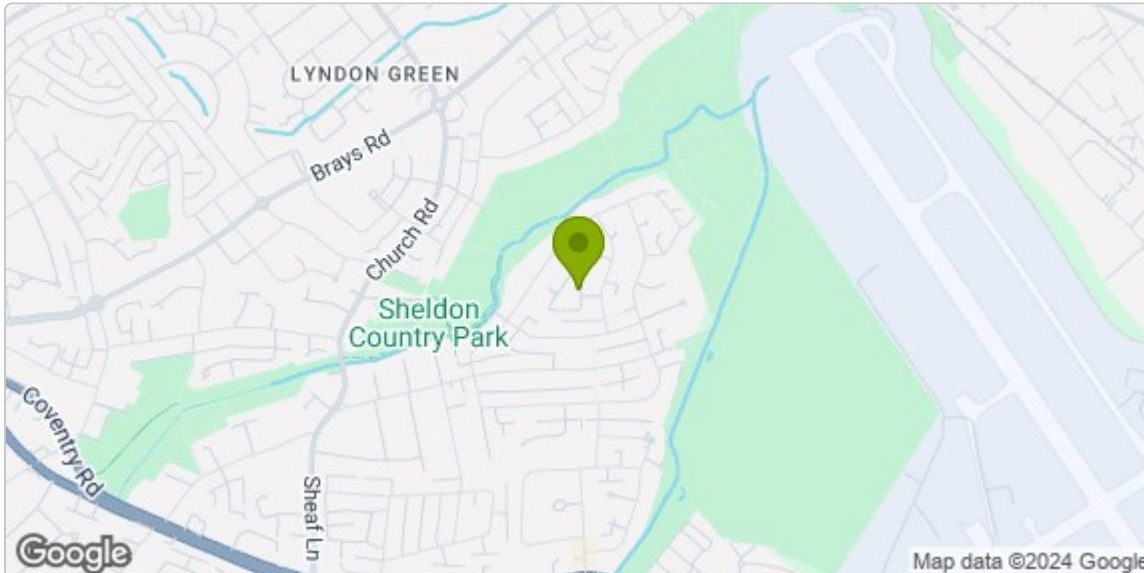
TENURE: We are advised that the property is **LEASEHOLD** (989 years remain)

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:
7 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		89
(81-91) B		
(69-80) C	76	
(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	