



34 Culey Green Way, Sheldon, B26 3GB

Price Guide **£210,000**

- Superbly Presented Throughout
- Three Bedroom End Town House
- Fitted Breakfast Kitchen
- Easily Maintained Garden
- Within Walking Distance to Shops & Amenities
- Spacious Lounge
- Energy Rating-C

0121 709 3300

34 Culey Green Way, Sheldon, B26 3GB

34 Culey Way is a well presented three storey **THREE DOUBLE** bedroom modern family home, briefly comprises of lounge, kitchen/diner, inner lobby, downstairs WC, **THREE** good size bedrooms & family bathroom. The property also benefits from central heating, double glazing, low maintenance rear garden & off road parking. Early viewing is advised to avoid disappointment.

APPROACH

The property is approached via driveway & pathway that leads to double glazed main entrance door.

LOUNGE 11' 9" x 14' 10" (3.6m x 4.54m)

This delightful family lounge has a double glazed window, double glazed entrance door, radiator, door to under stairs storage, door to inner lobby and laminate flooring.



INNER LOBBY

Stairs to first floor accommodation, door to kitchen/diner and door to downstairs WC.

CLOAKROOM/WC

Low level flush WC, hand wash basin, radiator, extractor fan, tiling to splash back.

KITCHEN/DINER 11' 9" x 8' 9" (3.6m x 2.688m)

Double glazed window, double glazed French doors to rear garden, radiator, a range of modern matching wall and base units with works surface over & matching breakfast bar with matching units, the kitchen benefits from a built in electric oven, gas hob and extractor fan. The kitchen also has spaces for washing machine and fridge freezer.



FIRST FLOOR LANDING

Stairs to 2nd floor accommodation, radiator, and doors off to first floor accommodation.

BEDROOM ONE 10' 5" x 11' 9" (3.18m x 3.6m)

Two double glazed windows and a radiator.

BEDROOM TWO 8' 9" x 11' 10" (2.68m x 3.61m)

Double glazed window and a radiator.



FAMILY BATHROOM

Obscure double glazed window, radiator, panelled bath with shower over, low level flush WC, pedestal hand wash basin, and tiling to splash back.

BEDROOM THREE (MASTER) 8' 5" x 22' 2" (2.57m x 6.78m)

Situated on the second floor and approached via staircase, this master bedroom has a three double glazed skylights, a radiator and a door to storage/wardrobe.

REAR GARDEN

Low maintenance rear garden, with a slate style paved patio, AstroTurf lawn and fencing to boundaries.

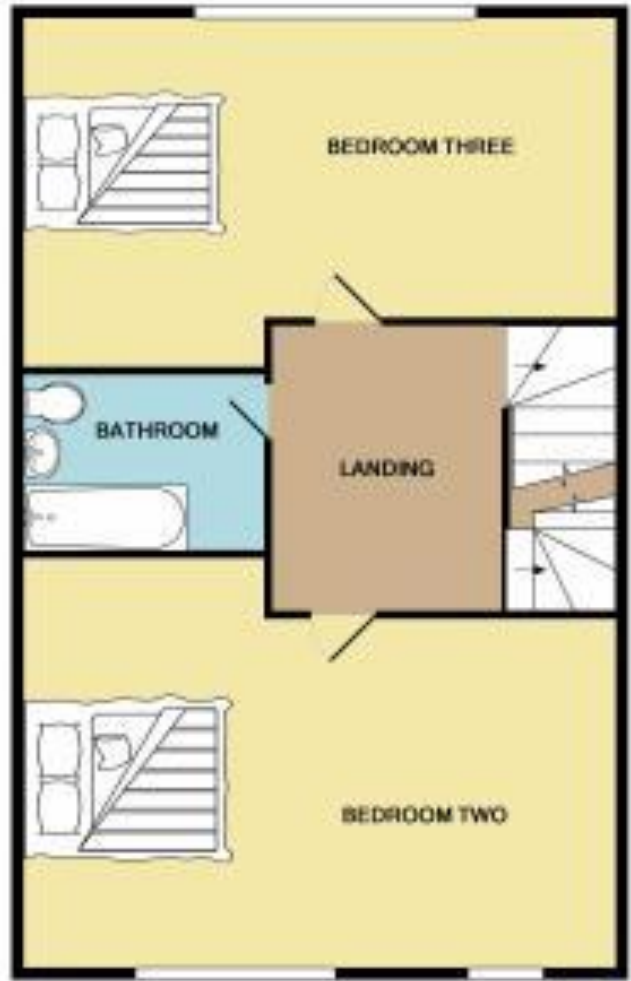
TENURE

The property is leasehold with 994 years remaining & a ground rent of £150pa

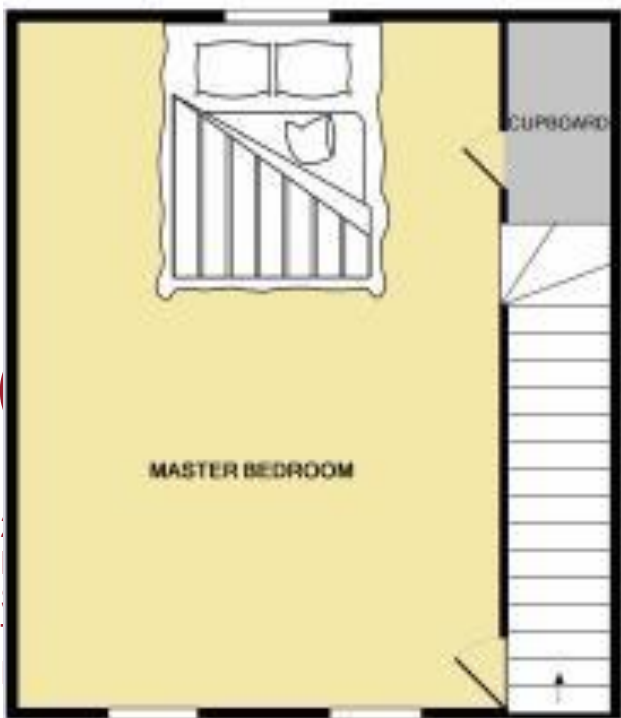




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
Made with Metapix 02018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		97
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	