Bartleys
Estate Agents









14 Culey Green Way, Sheldon, Birmingham B26 3GB

Price Guide £200,000

- Modern Mid Terrace
- Two Double Bedrooms
- Open Plan Lounge/Breakfast Kitchen
- Cloakroom/WC
- No Chain
- Energy Efficiency Rating - C

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14 Culey Green Way, Sheldon, Birmingham B26 3GB

14 Culey Way is a well presented two double bedroom modern starter home built in 2014 by Persimmon Homes that would appeal particularly appeal to a first time buyer. The property briefly comprises of entrance lobby, open plan lounge/kitchen, downstairs WC, two good size bedrooms & modern 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
Via a tarmacadam driveway leading to a UPVC double glazed front door giving access to:-



ENTRANCE LOBBY
Single panel radiator, ceiling light point, stairs rising to first floor landing and door to:-

OPEN PLAN KITCHEN & LIVING ROOM

KITCHEN AREA
A range of modern wall and base units with coordinated worktop surfaces, matching up stands and breakfast peninsular, stainless steel single drain sink unit, integrated gas hob and electric oven with canopy extractor fan above, space for an integrated washing machine / dryer, ceramic tiled floor and recessed spotlights.



LIVING ROOM AREA
Single panel radiator, TV point, ceiling light point, UPVC double glazed French doors to the rear garden and door to:-

CLOAKROOM / WC
Low-level flush WC, pedestal hand wash basin, complementary ceramic tiling to splash prone areas, single panel radiator and ceiling light point.



FIRST FLOOR LANDING
Loft access, doors to bedroom one, bedroom two and bathroom.



BEDROOM ONE (FRONT)
Single panel radiator, ceiling light point, two UPVC double glazed windows to the front aspect.

BEDROOM TWO (REAR)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

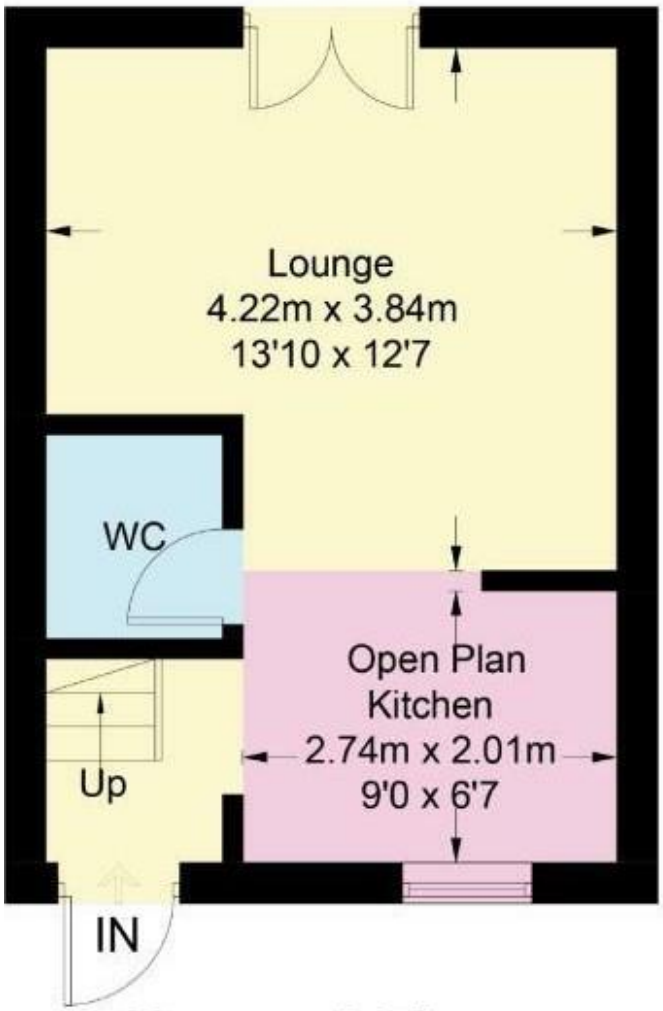
BATHROOM
Modern three-piece suite comprising low-level flush WC, pedestal hand wash basin, panel bath with thermostatic shower unit, complementary tiling to walls and floors, recessed spotlights, extractor fan and chrome radiator.

GARDEN
A paved patio leads to a low maintenance garden with wood panel fenced perimeter, slate chip borders and lawned area. At the rear there is a timber shed and gated access.

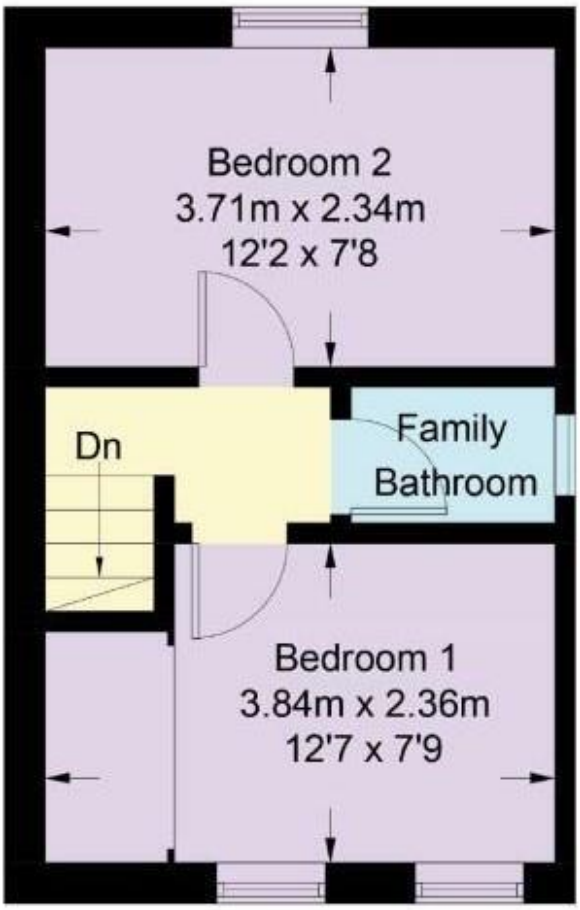


TENURE
We have been advised that the property is Leasehold with 89 years left unexpired. The Ground Rent is £150 per annum. There is no Service charge. This is subject to verification by your Solicitor.





Ground Floor

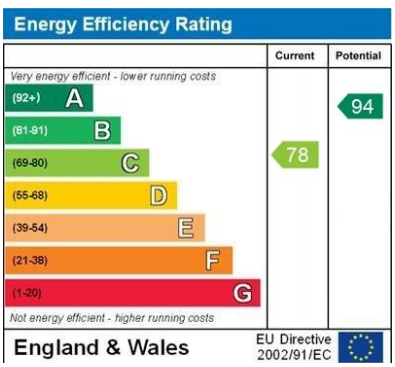


First Floor

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