



# Palmvale Croft, Sheldon

**Offers Around £340,000**

- EXTENDED DETACHED HOUSE
- LARGE EXTENDED KITCHEN
- CONSERVATORY
- EN SUITE SHOWER ROOM & BATHROOM
- DRIVEWAY & REAR GARAGE
- THROUGH LOUNGE/DINER
- UTILITY & GUEST WC
- THREE DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A very well presented and heavily extended detached house on a quiet cul de sac in B26 with three double bedrooms. This lovely property is the perfect family home and ticks every box. In a great location near to a good range of shops, schools and transport links and comprising: entrance hall, through lounge/diner, large extended kitchen, utility, guest WC and conservatory to the ground floor. Upstairs there are three double bedrooms, an en suite shower room and the bathroom. Further benefiting from central heating, double glazing, driveway, rear garage and pleasant rear garden.

### FRONT

Off road parking via a block paved driveway and access to the storm porch with a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, solid wood flooring, power and light points and doors to:-

### THROUGH LOUNGE/DINER

**9'10 max x 26'9 to bays (3.00m max x 8.15m to bays)**



Double glazed bay windows to the front and rear, double glazed French doors to the conservatory two radiators, gas fireplace with a marble hearth, laminate flooring, power and light points

### EXTENDED KITCHEN

**13'11 x 17'6 (4.24m x 5.33m)**



The kitchen is fitted with a good range of eye level, drawer

and base units with a granite work surface over incorporating a stainless steel sink/drainers with mixer tap and metro style tiling to splash prone areas. Fitted double gas oven/grill, inset gas hob with an extractor hood over and an integrated Neff dish washer. Double glazed window to the rear, radiator, Karndean flooring, power and light points and doors to:-

### UTILITY

**5'5 max x 4'4 (1.65m max x 1.32m)**

Work surface with space and plumbing beneath for appliances, sky light, Karndean flooring, power and light points and door to:-

### GUEST WC

**4'7 max x 5'5 (1.40m max x 1.65m)**

Fitted with a low level flush WC and a guest sink. Wall mounted boiler, opaque double glazed window to the front, radiator, karndean flooring and ceiling light point

### CONSERVATORY

**11'10 x 14'9 (3.61m x 4.50m)**

UPVC double glazed French doors onto the patio, double glazed windows to the rear and sides, radiator, laminate flooring, power and light points

### LANDING

Double glazed window to the side, loft access, power and light points and doors to:-

### BEDROOM ONE

**11'10 x 13'2 (3.61m x 4.01m)**



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

### EN SUITE SHOWER ROOM

**3'11 x 8' (1.19m x 2.44m)**

Fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, heated towel rail and ceiling spot lights

## BEDROOM TWO

9'10 max x 13'9 to bay (3.00m max x 4.19m to bay)



Double glazed bay window to the rear, radiator, fitted wardrobes and shelving, laminate flooring, power and light points

## BEDROOM THREE

9'10 max excl wardrobes x 12'8 to bay (3.00m max excl wardrobes x 3.86m to bay)

Double glazed bay window to the front, radiator, fitted wardrobes, laminate flooring, power and light points

## BATHROOM

5'2 x 7'7 max (1.57m x 2.31m max)



Fitted with a paneled bath with an electric shower over and shower screen, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, heated towel rail and ceiling spot lights

## REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore. There are flower and shrub borders, fencing to the perimeters, a gated rear access and door to:-

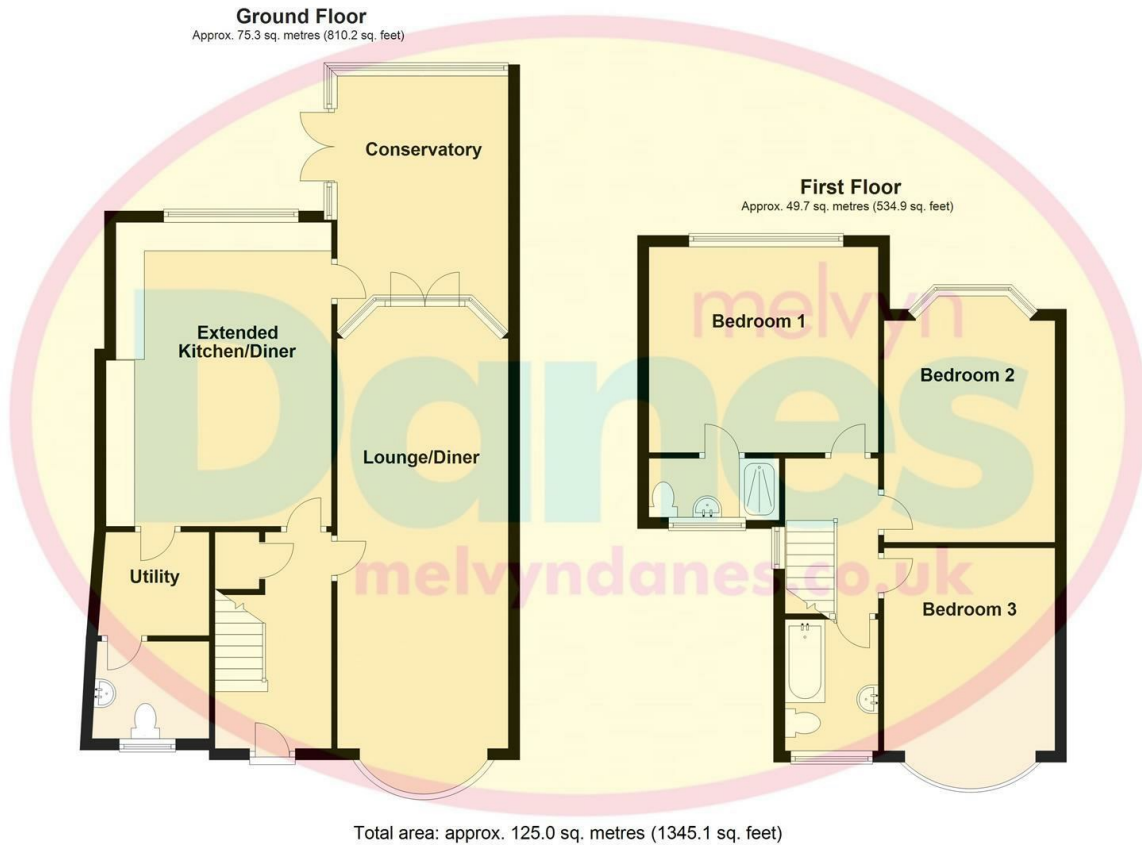
## REAR GARAGE

9'4 max x 17'4 max (2.84m max x 5.28m max)

With a metal up and over door onto the rear vehicular service road, power and light points.

## 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.



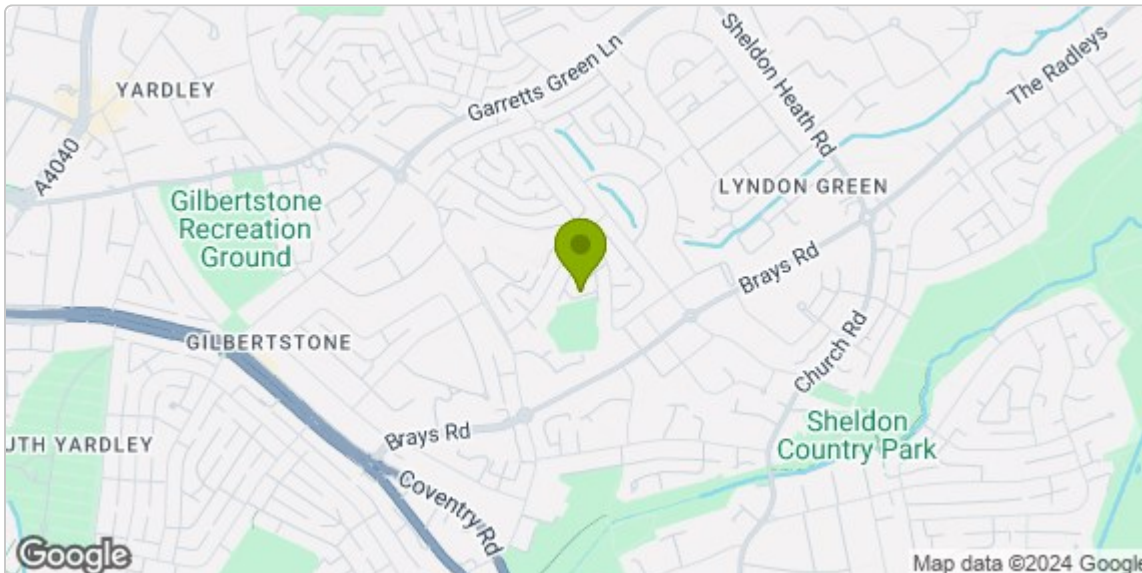
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
28 Palmvale Croft Sheldon  
Birmingham B26 2US

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	