



Danes
melvyn
ESTATE AGENTS

Palmvale Croft

Sheldon

Offers Over £240,000

Description

A detached house on a popular cul de sac in B26 with bags of potential and NO ONWARD CHAIN. This property is a complete blank canvas to make your own and will make a great first time purchase. Comprising enclosed porch, entrance hall, through lounge/diner, kitchen and covered side passage to the ground floor. Upstairs there are three bedrooms and a shower room. Further benefiting from central heating, double glazing, driveway and rear garden.



Driveway

Enclosed Porch

5'2 x 2'1 (1.57m x 0.64m)

Entrance Hall

5'3 mqx x 11'10 max (1.60m mqx x 3.61m max)

Through Lounge/Diner

9'10 max x 25'1 to bay (3.00m max x 7.65m to bay)



Kitchen

6'9 x 7'10 (2.06m x 2.39m)

Covered Side Passage

4'5 max x 22'3 (1.35m max x 6.78m)

Landing

7'3 x 5'2 (2.21m x 1.57m)

Bedroom One

9'10 max x 13'6 (3.00m max x 4.11m)

Bedroom Two

9'10 x 12'7 to bay (3.00m x 3.84m to bay)

Bedroom Three

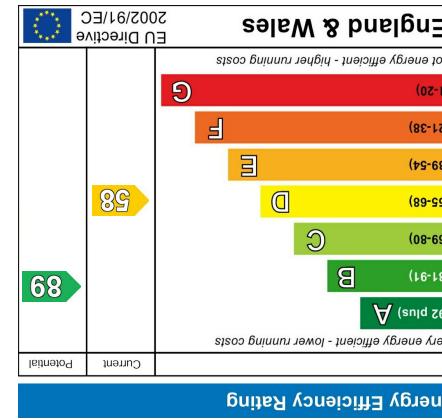
6'9 x 7'11 (2.06m x 2.41m)

Shower Room

5'1 x 6'4 (1.55m x 1.93m)

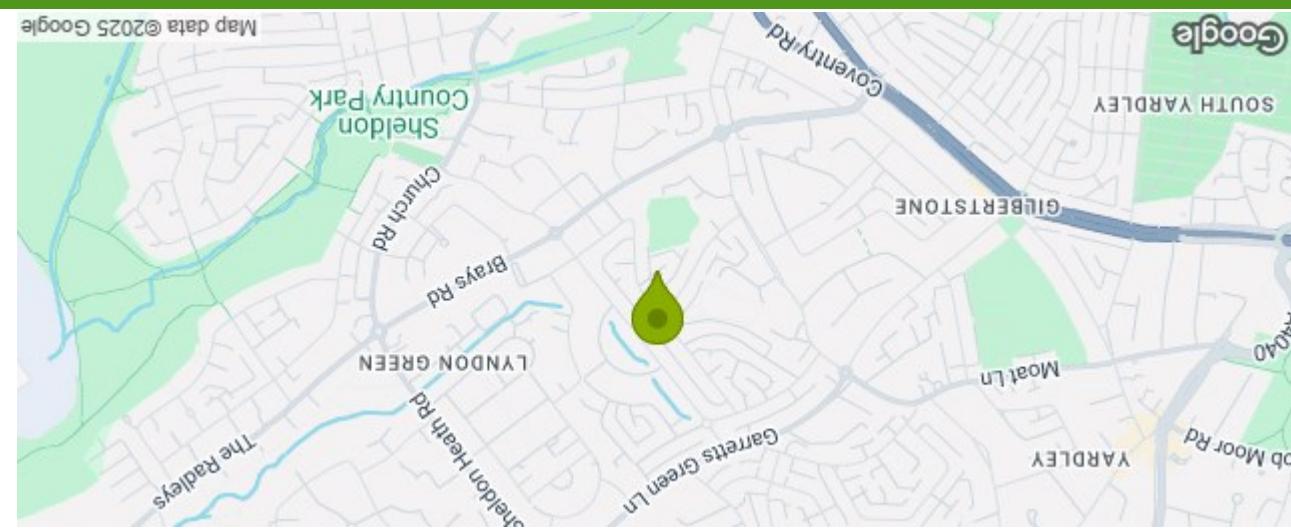
Rear Garden

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.



88 Palmvale Croft Sheldon Birmingham B26 2US

Total area: approx. 84.6 sq. metres (910.9 sq. feet)



MONKEY LANDNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intermediaries, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 each year. In addition, we may write to you to ask for identification evidence, if you do not provide satisfactory evidence or information within a reasonable time, we may have to stop accepting for you and we would ask for your co-operation in order that there will be a quick resolution of the matter.

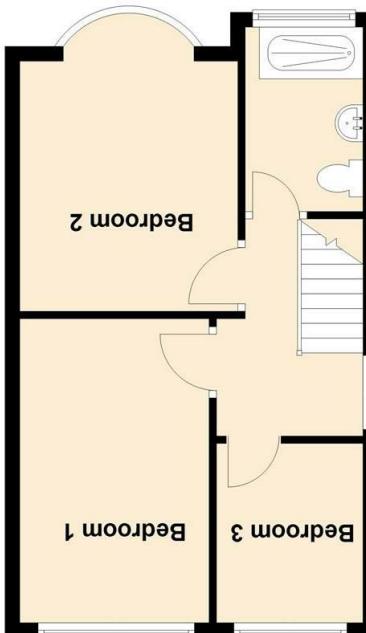
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MOBILE: We understand that the property has limited current mobile coverage (data taken from Ofcom mobile checker). A 4G signal is available in the office area, but there is no 4G signal in the surrounding areas. Please note that the property has limited current mobile coverage (data taken from Ofcom mobile checker). A 4G signal is available in the office area, but there is no 4G signal in the surrounding areas.

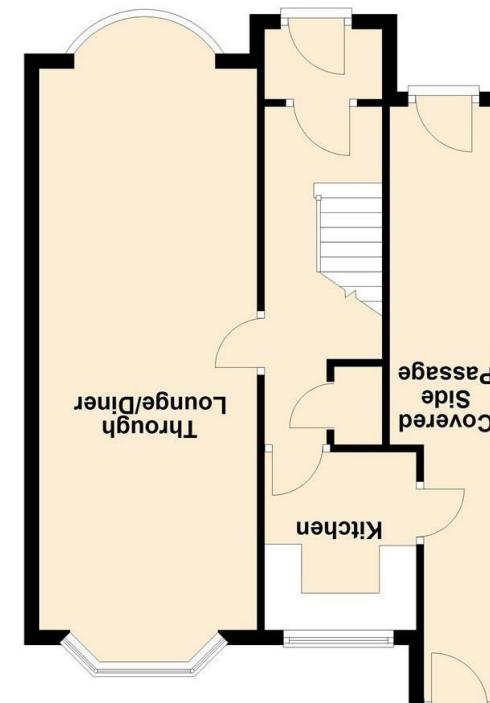
WILEWINING: By appointment only with the office on the number below.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that the results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 03/02/25. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD



prox. 36.3 sq. metres (390.3 sq. feet)



approx. 48.4 sq. metres (520.6 sq. feet)