

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story brick house with a white door and a bay window. The house is surrounded by a brick-paved driveway and a green lawn. There are two grey bins with the number 28 on them. A grey car is parked on the left. The house has a red brick roof and a white door with a decorative glass panel. The bay window has white frames and decorative glass. The house is surrounded by a brick-paved driveway and a green lawn. There are two grey bins with the number 28 on them. A grey car is parked on the left.

Palmvale Croft
Sheldon
£325,000

Description

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.



Accommodation

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)

Extended Kitchen

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

Utility

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

Guest WC

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

Conservatory

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

Landing

Bedroom One

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

En Suite Shower Room

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

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Rear Garden

Rear Garage

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



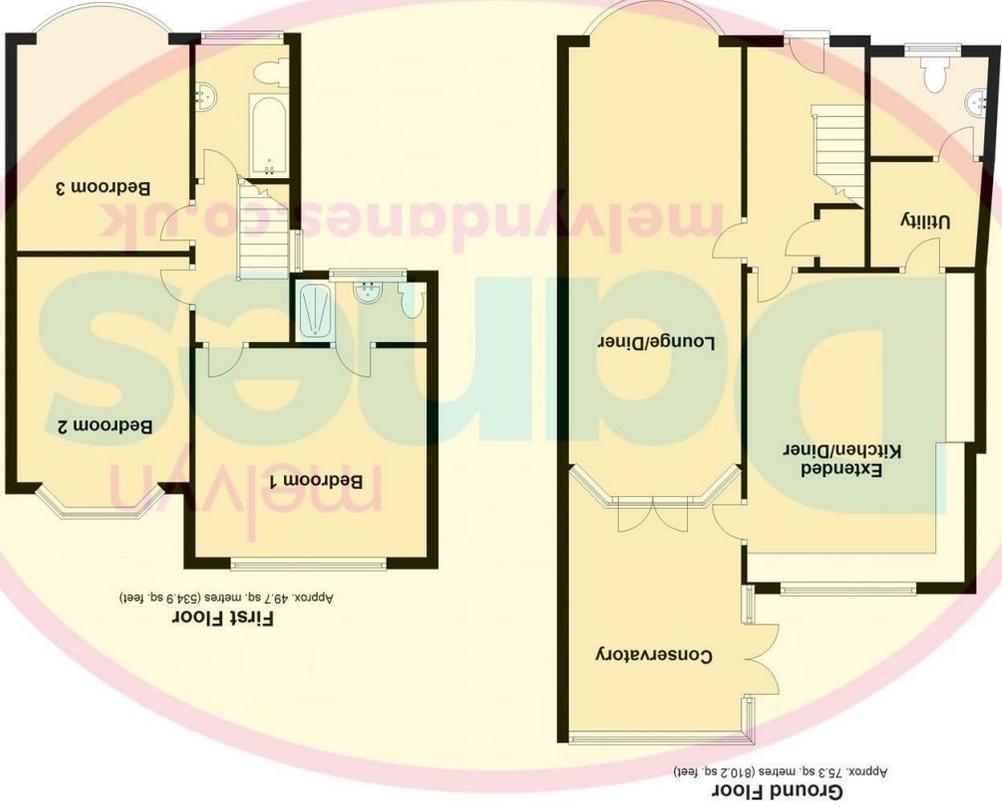
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: C

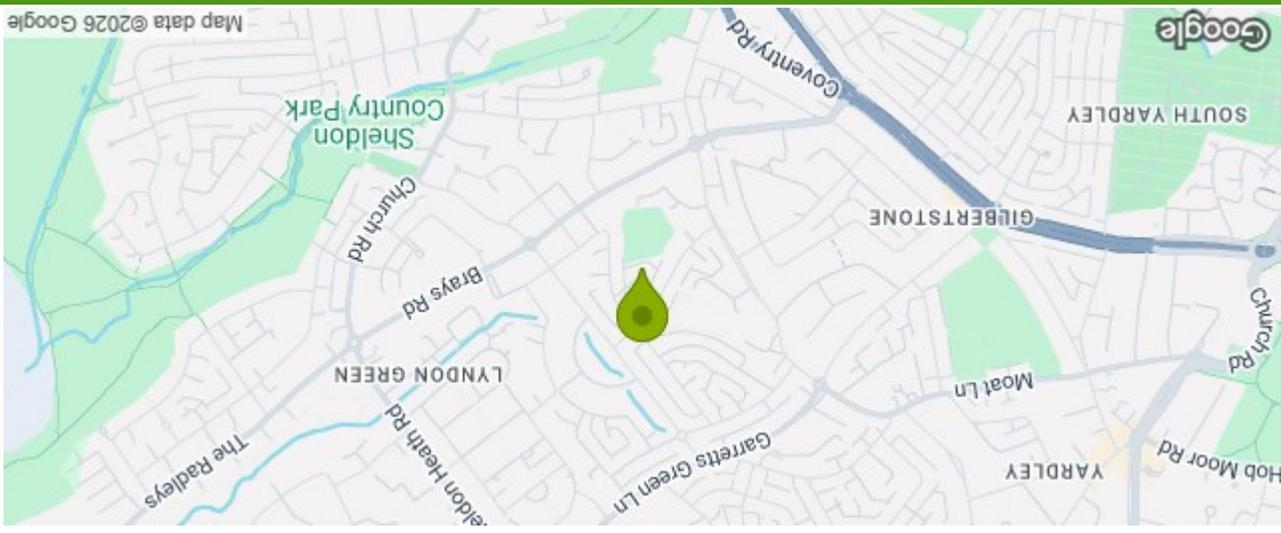
VIEWING: By appointment only with the office on the number below.

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.



Total area: approx. 125.0 sq. metres (1345.1 sq. feet)



28 Palmvale Croft Sheldon Birmingham B26 2US Council Tax Band: C

Energy Efficiency Rating	
Potential	82
Current	62

England & Wales	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

EU Directive 2002/91/EC

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.