



smarthomes

## Palmcourt Avenue

Hall Green, Birmingham, B28 0BB

- A Well Maintained Detached Dormer Bungalow
- Three Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Conservatory

Offers Over

**£300,000**

EPC Rating '73'







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with hedging to side boundary, gated side access and a canopy porch with a UPVC double glazed door leading into



## Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with under stairs storage cupboard and doors leading off to





## **Open Plan Lounge/Kitchen/Diner**

### **Lounge/Diner**

17' 3" x 10' 4" (5.26m x 3.15m) With UPVC double glazed windows to side and rear, UPVC double glazed doors leading to conservatory, feature fireplace housing a living flame effect gas fire, wall mounted radiator, ceiling spot lights and access to

### **Kitchen to Rear**

10' 9" x 10' 5" (3.28m x 3.18m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating sink and drainer unit with mixer tap, gas cooker with extractor hood over, integrated fridge/freezer, tiling to splash back areas, radiator, ceiling light point, UPVC double glazed window to rear and UPVC double glazed door to side



### **Conservatory**

21' 6" x 8' 4" (6.55m x 2.54m) Of UPVC construction with windows to side and rear, UPVC French doors leading to garden, polycarbonate roof, wall light point and radiator



### **Bedroom One to Front**

11' 9" x 10' 4" (3.58m x 3.15m) With UPVC double glazed bow window to front elevation, wall mounted radiator and ceiling light point

### **Bedroom Two to Front**

9' 5" x 7' 8" (2.87m x 2.34m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point



### **Ground Floor Shower Room**

Being fitted with a suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation



### Spacious Landing/Study Area

16' 7" x 5' 3" (5.05m x 1.6m) With a ceiling light point and door to

### Bedroom Three

11' 9" x 11' 8" (3.58m x 3.56m) With a Velux roof window, wall mounted radiator and ceiling light point

### First Floor Bathroom

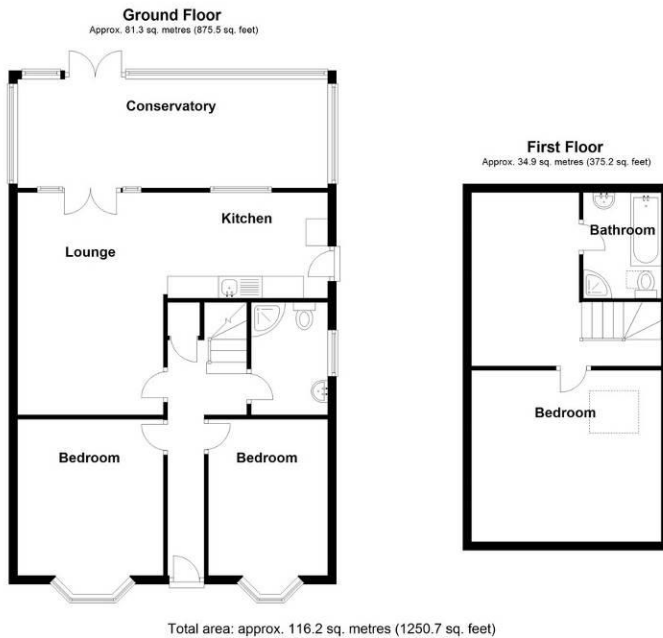
Being fitted with a suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and a Velux roof window

### Rear Garden

Being mainly laid to lawn with paved patio, gated side access, timber storage shed and fencing and hedging to boundaries

### Tenure

We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements