



Palmcourt Avenue, Birmingham

**burchell
edwards**



Property Description

Tucked away in a peaceful cul-de-sac, this charming three-bedroom home is offered with no onward chain, making it a perfect choice for families or buyers looking to move swiftly.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom, while the ground floor offers a welcoming living room and a spacious kitchen, ideal for both everyday living and entertaining.

The home boasts mature gardens to the front, side, and rear, providing excellent potential for outdoor enjoyment or future extension (subject to planning). A separate garage adds further practicality and storage.

With its quiet location, substantial outdoor space, and no chain, this property offers a rare opportunity in a sought-after residential setting. Early viewing is highly recommended.

Entrance Porch

Double glazed sliding doors to front elevation.

Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation, doors off to kitchen and lounge.

Lounge

14' 10" x 14' 4" (4.52m x 4.37m)
Double glazed sliding doors to rear elevation.

Kitchen

8' 6" max x 13' 3" max (2.59m max x 4.04m max)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas oven and grill, gas hob, space and plumbing for washing machine, warm air central heating supply system housed here.

Bedroom One

14' 4" x 8' 8" (4.37m x 2.64m)
Double glazed window to rear elevation and built in wardrobes.

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)
Double glazed window to front elevation, built in wardrobes and sink with vanity unit.

Bedroom Three

11' 3" x 6' (3.43m x 1.83m)
Double glazed window to rear elevation and stand alone wardrobe.

Bathroom

Double glazed obscure window to front elevation, W.C, wash hand basin, bath with shower over, fully tiled walls and airing cupboard housing hot water combination boiler.

Front Garden

Mature front garden with lawned area, shrubs, plants, outside tap and paved pathway.

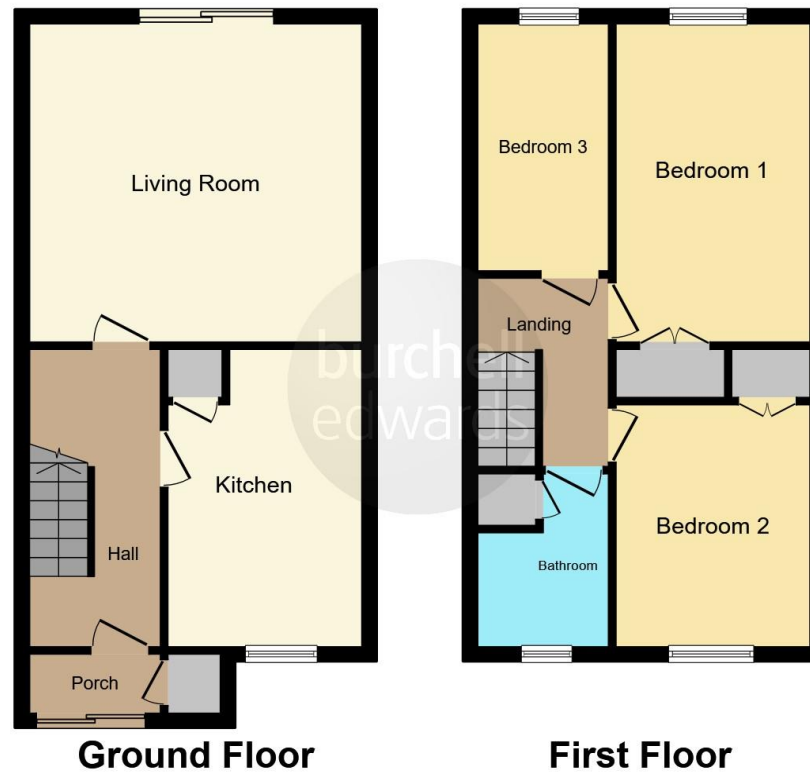
Rear Garden

Mature garden with paved patio, laid to lawn, shrubs, plants and fencing and walled boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208469



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