



Boyne Road,

£210,000

- SEMI DETACHED BUNGALOW
- ENTRANCE HALL
- KITCHEN
- BATHROOM
- FRONT & REAR GARDENS
- NO ONWARD CHAIN
- ENLARGED LOUNGE
- TWO BEDROOMS
- DOUBLE GLAZED & CENTRAL HEATING
- REAR GARAGE

A well maintained, semi detached bungalow on a popular road in Sheldon with no onward chain. This good sized property would ideally suit someone looking to downsize and is a blank canvas to make your own. In a great location near to a range of shops, facilities and transport links and comprising: enclosed porch, entrance hall, enlarged lounge, lean to, kitchen, two bedrooms and bathroom room. Further benefiting from central heating, double glazing, front & rear gardens and rear garage.

FRONT

Having a raised, paved foregarden with steps leading to a UPVC double glazed door into;

HALLWAY

Central heating radiator, ceiling light point and doors to;

BEDROOM ONE

11' x 13'3 into bay (3.35m x 4.04m into bay)



Double glazed window to the front, radiator, light and power points.

BEDROOM TWO

7'3 x 9'7 (2.21m x 2.92m)



Double glazed window to the front, radiator, light and power points.

BATHROOM

4'10 x 8' (1.47m x 2.44m)



Being fitted with a three piece suite comprising; panelled bath with mixer tap shower attachment, pedestal wash hand basin and low level flush w.c. Opaque double glazed window to the side, radiator, tiling to half height, ceiling light point and laminate flooring.

KITCHEN

10'1 x 7'8 (3.07m x 2.34m)



Being fitted with a selection of wall, base and drawer units with worktops over incorporating a single drainer sink unit with mixer tap over. Space and plumbing for washing machine and gas cooker. Double glazed window to side, tiling to half height throughout, laminate flooring, light and power points.

ENLARGED LOUNGE

18'7 max x 17'10 max (5.66m max x 5.44m max)



Double glazed window to the side, three radiators, brick built

fireplace with inset fire, wall light, ceiling light, power points and glazed patio doors into;

LEAN TO

10'8 x 7'8 (3.25m x 2.34m)

Double glazed windows to the rear and side, central heating radiator.

LOBBY

5'6 x 5'2 (1.68m x 1.57m)

Window to the side, wall mounted 'Vaillant' boiler, light and power point, double glazed door into;

REAR GARDEN



Having a paved patio area with pathway leading to laid to lawn area with borders, fencing to perimeters, gated side access and door to;

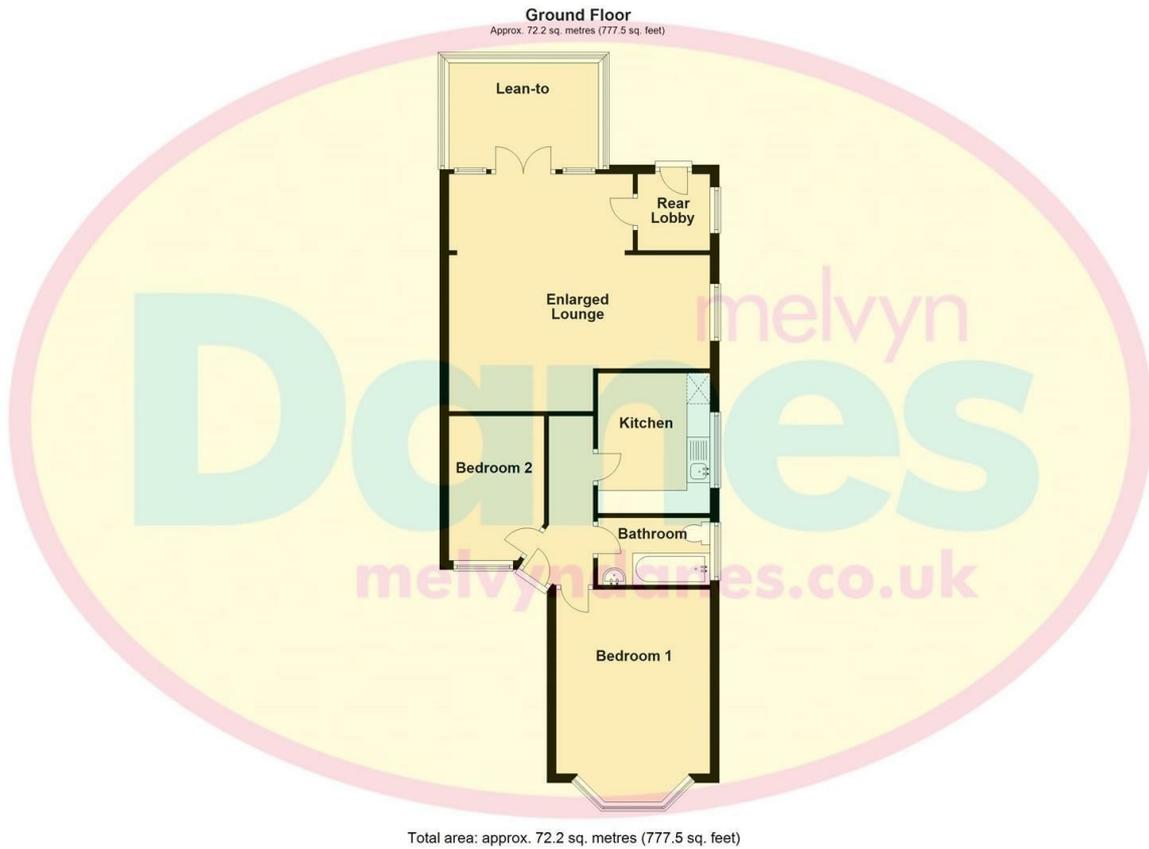
REAR GARAGE

8' x 15'6 (2.44m x 4.72m)

Vehicular access from a rear access road, window to side, ceiling light and power point.

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.



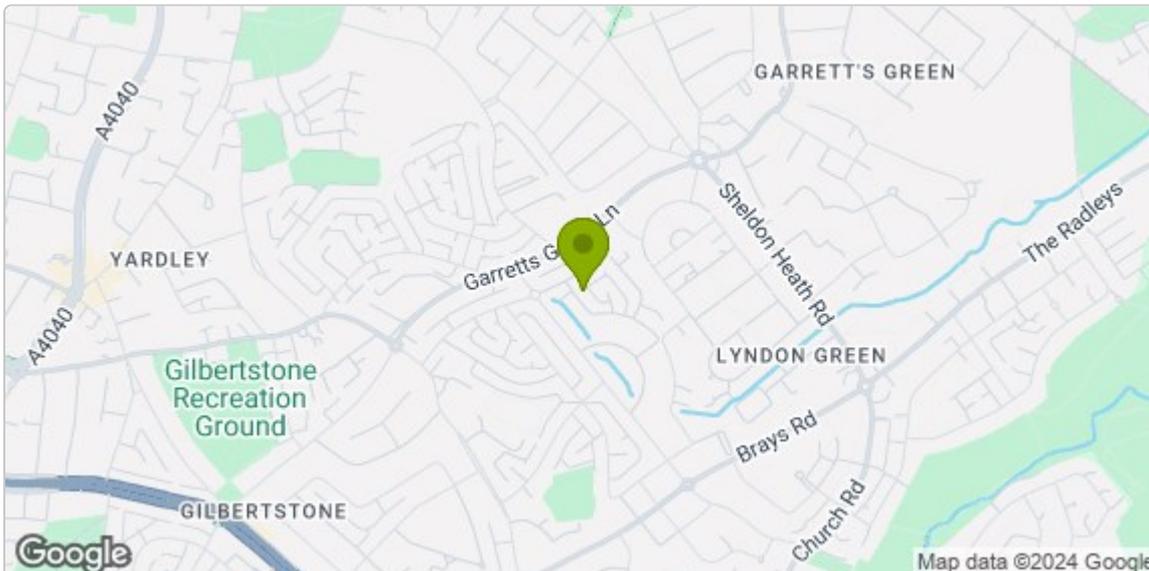
TENURE: We are advised that the property is **FREEHOLD**

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:
8 Boyne Road Birmingham
B26 2QS

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	51	
England & Wales		EU Directive 2002/91/EC