

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. The word "melvyn" is in a small, grey, sans-serif font at the top right. The word "Danes" is in a large, bold, green, sans-serif font in the center. Below "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a semi-detached house with a red tiled roof and a bay window. The house is surrounded by a black metal fence and a paved driveway. There are some plants and a large tree in the background.

Boyne Road  
Sheldon  
£265,000

## Description

### GREAT DOWNSIZE PROPERTY.

A superb, extended semi detached bungalow with NO ONWARD CHAIN.

This lovely property is ready to move into and will suit anyone looking to downsize or looking for one level dwelling. In a quiet cul de sac near to many shops and facilities and comprising:-

Enclosed porch, entrance hall, extended lounge/diner, conservatory, extended kitchen, lobby, three bedrooms and a re fitted shower room.

Further benefiting from central heating, double glazing, gardens to the front and rear and a double rear garage with a service road behind.



**Accommodation**

**Front Garden**

**Enclosed Porch**

6'8 max x 3'1 max (2.03m max x 0.94m max)

**Entrance Hall**

6'2 max x 12'9 max (1.88m max x 3.89m max)

**Extended Lounge**

11'4 x 20'2 (3.45m x 6.15m)

**Dining Area**

8' x 7'2 (2.44m x 2.18m)

**Conservatory**

9'7 x 9'3 (2.92m x 2.82m)

**Extended Kitchen**

5'11 x 11'9 (1.80m x 3.58m)

**Lobby**

4'8 x 9'1 (1.42m x 2.77m)

**Bedroom One**

10'11 x 12'7 to bay (3.33m x 3.84m to bay)

**Bedroom Two**

7'9 x 9'1 (2.36m x 2.77m)

**Bedroom Three**

7'4 max x 9'11 max (2.24m max x 3.02m max)

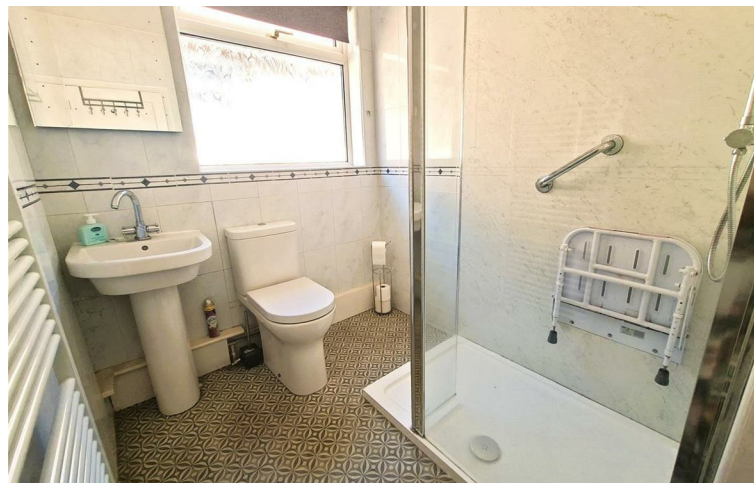
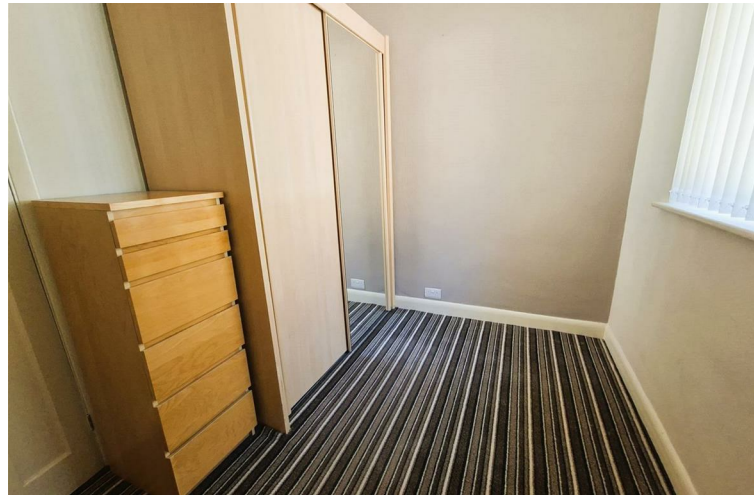
**Re Fitted Shower Room**

5'9 x 7'7 (1.75m x 2.31m)

**Rear Garden**

**Double Rear Garage**

19'4 x 15'10 (5.89m x 4.83m)

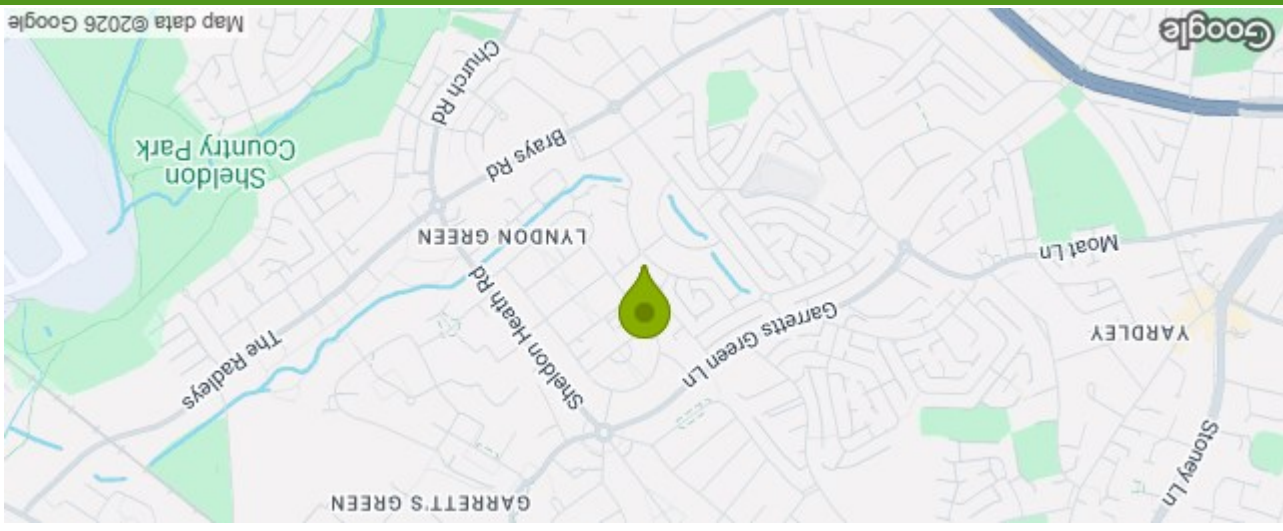


TENURE: We are advised that the property is FREEHOLD.

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.

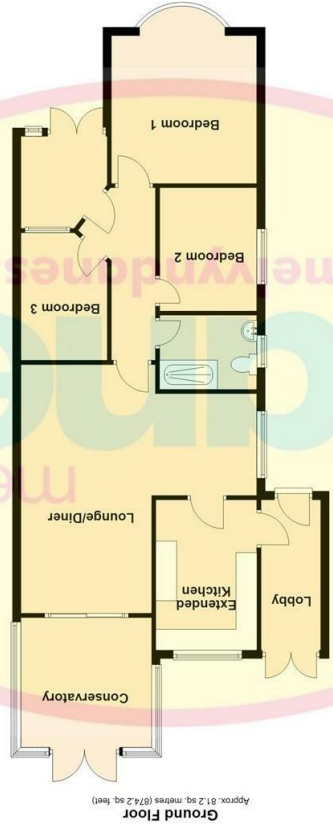
**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 26/06/2026 we understand that the standard broadband download speed at the property is around 17.1 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING 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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, 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 acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.



### 68 Boyne Road Sheldon Birmingham B26 2QR Council Tax Band: C

Total area: approx. 81.2 sq. metres (874.2 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
	(81-91) <b>B</b>
	(69-80) <b>C</b>
	(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	
Current	76
Potential	62
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.