

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 "Danes" is written in a large, bold, green sans-serif font. Above "Danes", the word "melvyn" is written in a smaller, green sans-serif font. Below "Danes", the words "ESTATE AGENTS" are written in a smaller, green, all-caps sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a red brick house with a white garage. The house has a gabled roof with a chimney on the left side. There are several windows with white frames and curtains. A paved path leads from the road to the front steps of the house. A well-manicured hedge runs along the front of the property, and a stone wall is visible in the foreground. The background shows tall evergreen trees under a clear blue sky.

Boyne Road

Sheldon

Offers Over £300,000

Description

A well maintained, larger style semi detached bungalow on a popular road in Sheldon. This spacious property will make the perfect family home and has potential to extend to the side, rear and roof space (STPP). In a great location near to a range of shops, schools and transport links and comprising:- entrance hall, lounge, good size conservatory, kitchen, three bedrooms, re fitted shower room and a separate WC. Further benefiting from central heating, double glazing, good size rear garden, driveway, double garage and front garden.



Accommodation

Front

Off road parking via a concrete driveway and a lawned front garden with access to the side garage and a storm porch with a UPVC opaque double glazed door to:-

Entrance Hall

Radiator, three storage cupboards (one housing the boiler and one with loft access), laminate flooring, power and light points and doors to:-

Lounge

15'11 max x 14'4 max (4.85m max x 4.37m max)



Radiator, York stone fireplace with a gas fire, power and light points and double glazed patio doors to:-

Conservatory

17'2 x 9'7 (5.23m x 2.92m)



UPVC double glazed French doors to the rear garden, double glazed windows to the rear and sides, power and light points



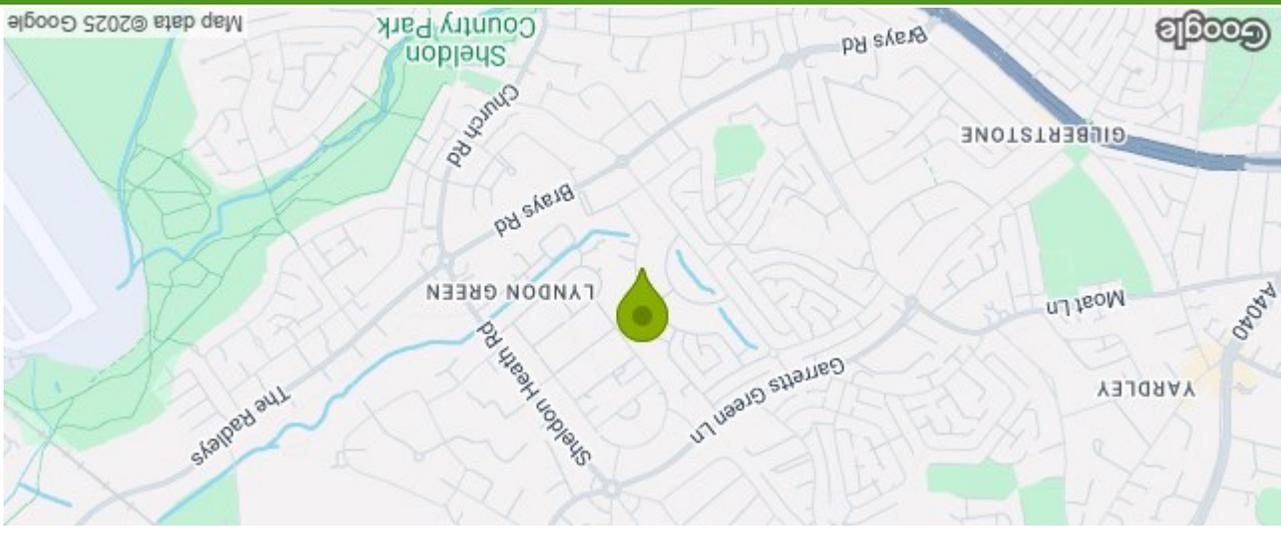
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: C

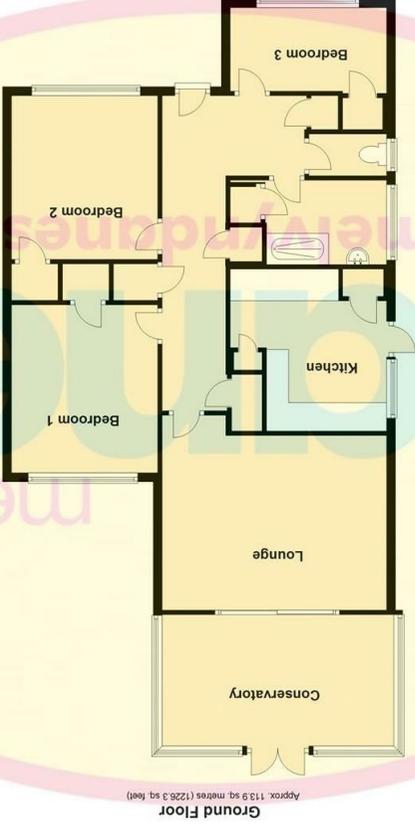
VIEWING: By appointment only with the office on the number below.

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. 113.9 sq. metres (1226.3 sq. feet)



105 Boyne Road Sheldon Birmingham B26 2QH Council Tax Band: C

Energy Efficiency Rating	
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	
Current	66
Potential	83

EU Directive 2002/91/EC

England & Wales

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.