



Boyne Road, Sheldon

Offers Over £300,000

- LARGER STYLE SEMI DETACHED BUNGALOW
- CONSERVATORY
- THREE BEDROOMS
- SEPARATE WC
- DRIVEWAY & DOUBLE GARAGE
- LOUNGE
- FITTED KITCHEN
- RE FITTED SHOWER ROOM
- CENTRAL HEATING & DOUBLE GLAZING
- GARDENS TO THE FRONT & REAR

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.

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

KITCHEN

10'5 max x 11'7 max (3.18m max x 3.53m max)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and tiling to splash prone areas. Fitted gas oven with an inset gas hob and extractor hood over, two integrated freezers and space for a washing machine (which will be included in the sale). Built in storage cupboard, larder, UPVC opaque double glazed door to the side, double glazed window to the side, radiator, tiled floor, power and light points

BEDROOM ONE

10'10 x 12'4 (3.30m x 3.76m)

Double glazed window to the rear, radiator, built in wardrobe, power and light points

BEDROOM TWO

10'10 x 12' (3.30m x 3.66m)



Double glazed window to the front, radiator, built in wardrobe, power and light points

BEDROOM THREE

11'5 x 7'11 (3.48m x 2.41m)

Double glazed window to the front, radiator, built in wardrobe, power and light points

RE FITTED SHOWER ROOM
5'11 max x 8'11 max (1.80m max x 2.72m max)



Re fitted with a good size shower cubicle with an electric shower and a vanity sink. Tiling to a full height, opaque double glazed window to the side, radiator, ceiling light point, extractor fan and built in storage cupboard

SEPARATE WC

Fitted with a low level flush WC, tiling to a half height, opaque double glazed window to the rear and ceiling light point

REAR GARDEN



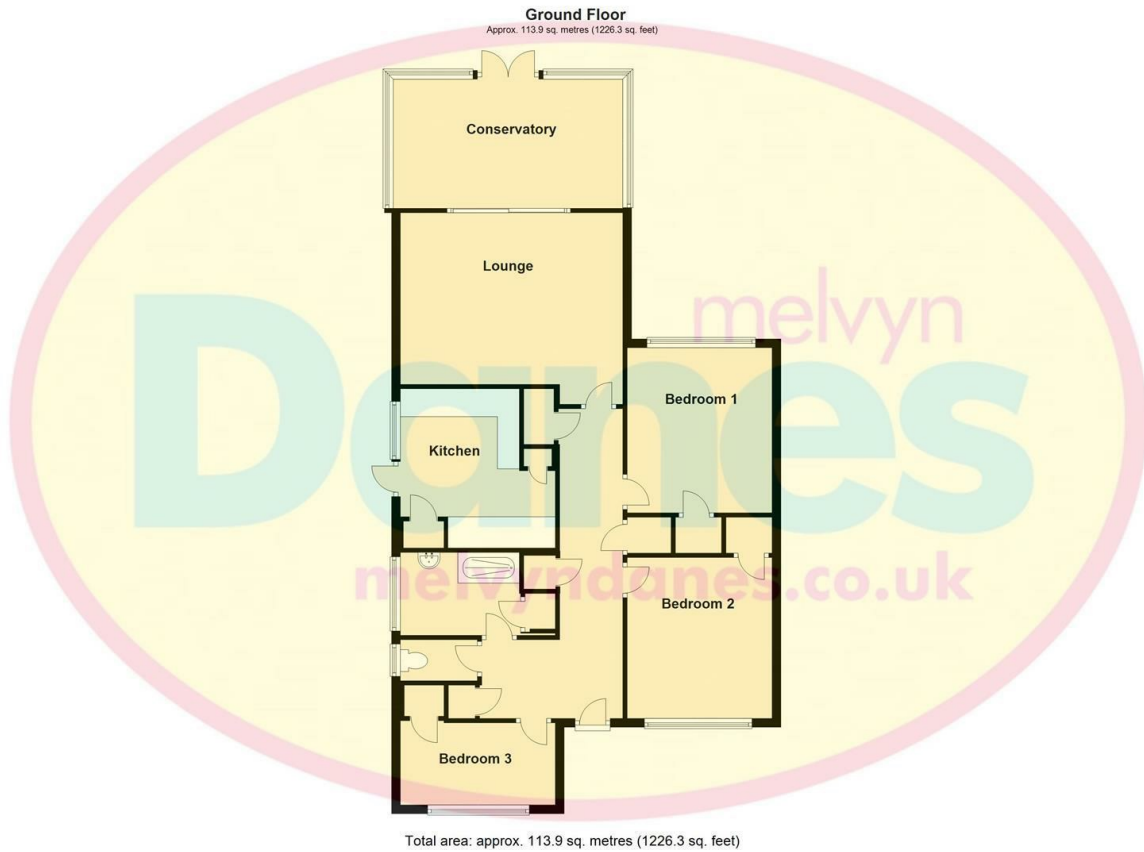
The rear garden is laid to lawn with a patio to the fore. There is a raised flower border, fencing to the perimeters and a gate leading to:-

SEPARATE DOUBLE GARAGE
12'4 x 16'8 (3.76m x 5.08m)

With a metal up and over door onto the driveway, power and light points.

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.



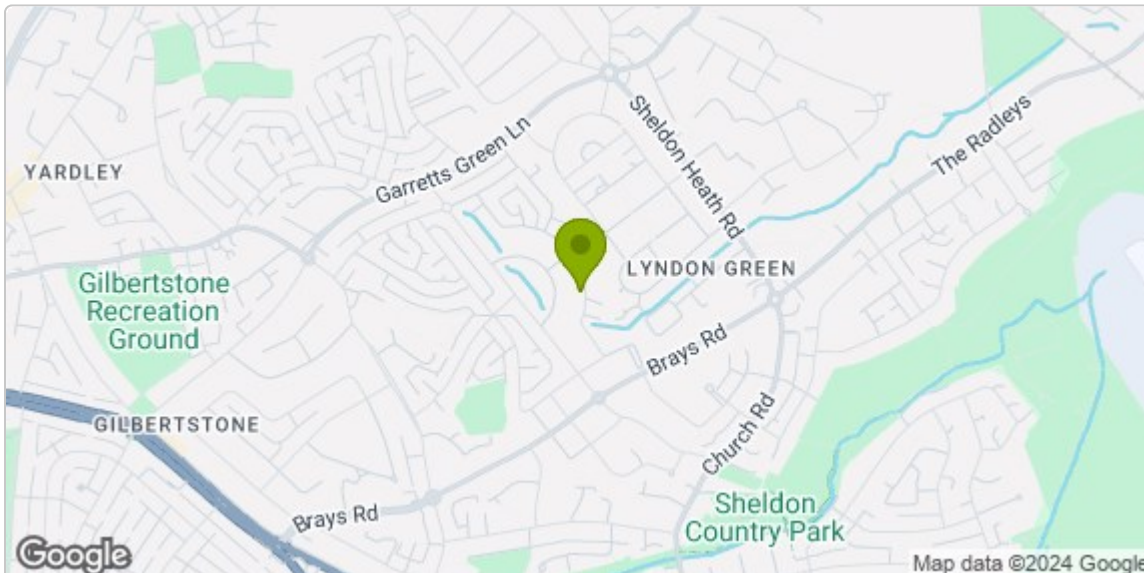
TENURE: We are advised that the property is **FREEHOLD**

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:
105 Boyne Road Sheldon
Birmingham B26 2QH

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC