



# Boyne Road, Sheldon

**£350,000**

- SUPERB, EXTENDED SEMI DETACHED BUNGALOW
- STORM PORCH & ENTRANCE HALL
- THREE DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM & EN SUITE WC/UTILITY
- AMPLE OFF ROAD PARKING TO THE FRONT
- REFURBISHED THROUGHOUT TO A HIGH STANDARD
- EXTENDED KITCHEN/DINER & LOUNGE
- MAIN BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A stunning, heavily extended semi detached bungalow on a quiet road in Sheldon. This superb property would make the perfect family home or suit anyone looking for a single level dwelling. Refurbished to a very high standard throughout and comprising storm porch, entrance hall, extended kitchen/diner and lounge with tri-fold doors onto the rear garden. Three double bedrooms with an en suite shower room to the master and an suite/utility to bedroom three and a main bathroom. Further benefiting from central heating, double glazing, re-wire, new boiler and new roof, ample off road parking to the front and a pleasant rear garden.

**FRONT**

Off road parking for multiple vehicles via a block paved and tarmac driveway with UPVC fencing to the sides. Access to the storm porch with a meter cupboard, tiled floor, ceiling spot lights, external lights and a double glazed composite door to:-

**ENTRANCE HALL**

Designer vertical radiator, tiled floor, power and light points and doors to the bedrooms and bathroom and opening onto:-

**EXTENDED KITCHEN/DINER**

**15'10 max x 14'2 max (4.83m max x 4.32m max)**



The Wren kitchen is fitted with a good range of eye level, drawer and base units with a work surface over incorporating a resin one and a half bowl sink/drainage with mixer tap with instant boiling water feature and tiling to splash prone areas. Fitted electric oven, inset induction hob with a down draft extractor, integrated combi oven/microwave and an integrated dish washer. Space and plumbing for an American fridge/freezer, double glazed window to the rear, ceiling lantern, designer vertical radiator, ceiling speaker, power and light points and opening onto:-

**LOUNGE**

**12'8 max x 15'3 max (3.86m max x 4.65m max)**



Double glazed tri-fold doors to the rear garden, designer vertical radiator, laminate flooring, floating media unit, ceiling speaker, power and light points and door to bedroom three

**MASTER BEDROOM**

**12'6 max x 18'4 max (3.81m max x 5.59m max)**



Double glazed bay window to the front with a window storage seat, designer horizontal radiator, floating bedside tables, power and light points and a sliding door to:-

**EN SUITE SHOWER ROOM**

Fitted with a walk in shower cubicle with a bar shower and a rainfall shower head, vanity sink and a low level flush WC. Wall mounted bathroom cabinet with demister and shaver plug, tiling to a full height, aqua paneling to the ceiling, heated towel rail, ceiling spot lights, and extractor fan

**BEDROOM TWO**  
**10'11 x 12'11 (3.33m x 3.94m)**



Double glazed bay window to the front, designer vertical radiator, newly fitted wardrobes, power and light points

**BEDROOM THREE**  
**10'4 max x 12'2 max (3.15m max x 3.71m max)**

Double glazed window to the front, designer vertical radiator, loft access, power and light points and door to:-

**GUEST WC/UTILITY**  
**5'10 max x 7'7 (1.78m max x 2.31m)**

Fitted with a low level flush WC and a vanity sink. Space and plumbing for a washing machine with a work surface above, heated towel rail, laminate flooring, ceiling spot lights, power and light points

**NEW BATHROOM**  
**9' x 7'8 (2.74m x 2.34m)**



Recently installed and fitted with a four piece suite comprising a free standing bath with a waterfall tap,, walk in shower cubicle with a bar shower and a rain fall shower head, vanity sink and a low level flush WC, Inset shelves, porcelain tiles to a full height, porcelain tiled floor, heated towel rail, extractor fan, ceiling speaker and ceiling light point

**REAR GARDEN**



The rear garden has a new timber decked seating area to the fore and a lawned section. There are stone borders with raised flower beds, smart electric sockets and fencing to the perimeters.

## 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.



Total area: approx. 113.9 sq. metres (1225.7 sq. feet)

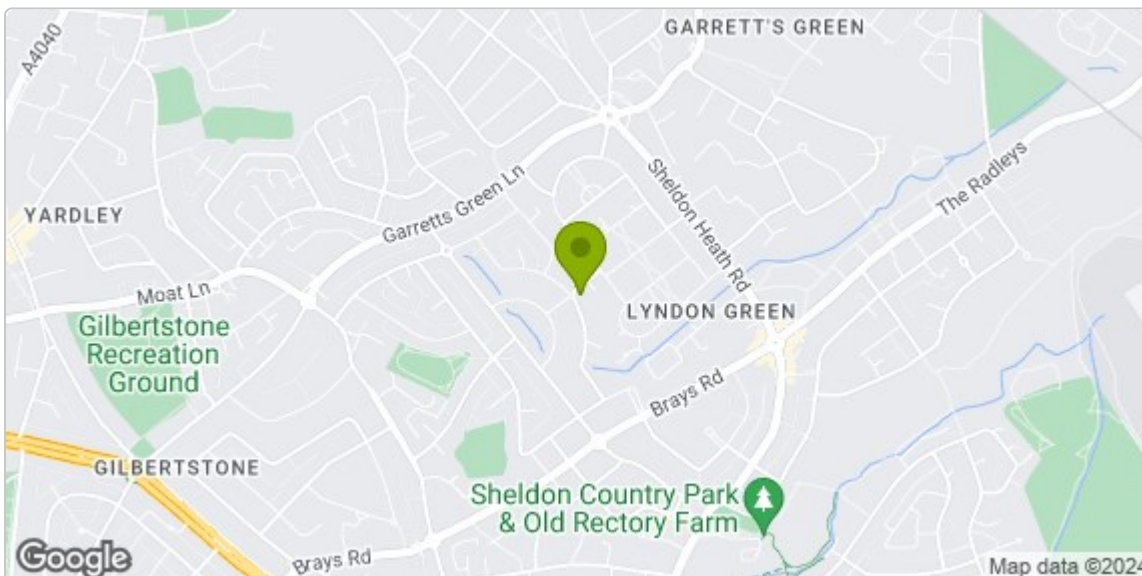
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
76 Boyne Road Sheldon  
Birmingham B26 2QH

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	