

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

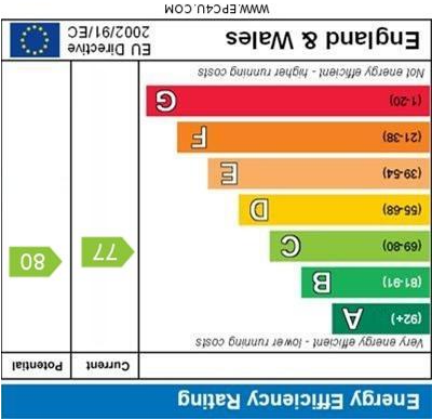


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- SUN ROOM
- SHOWER ROOM
- SEPARATE WC
- WELL ESTABLISHED REAR GARDEN

Boyne Road, Sheldon, Birmingham, B26 2QP

Offers Over £300,000



Property Description

Are you looking for a semi detached bungalow in the popular location Sheldon? Look no further as Boyne Road is the one for you!

Being wonderfully presented throughout and with tons of natural light, this home is truly a gem to be added to the market. Located in the quiet Boyne Road, close to local amenities, transport links and schooling facilities, this home is one that is sure to meet the requirements of most families or even downsizers looking for their new home.

Benefitting from block paved driveway, enclosed porch, three bedrooms, large sitting room, shower room with separate WC, fitted kitchen, sunroom, garage and well established gardens to complete this home. This property also benefits from solar panels to the rear of the home.

Make sure to call Green and Company today to arrange your viewing and avoid disappointment.

Approaching the property via Boyne Road, stepping onto the block paved driveway allowing for multiple vehicle parking, into the enclosed porch leading to;

HALLWAY With carpeted flooring, radiators and doors leading to bedrooms one two and three, shower room, separate WC, kitchen and lounge. Also with doors to multiple storage cupboards.

LOUNGE 15' 10" x 13' 4" (4.83m x 4.07m) Being an inviting space filled with natural light and with carpeted flooring, double glazed windows and French doors to the rear, radiator and feature fireplace with floral design tiles surrounding

KITCHEN 11' 6" x 10' 4" (3.51m x 3.17m) With tiled flooring, a mixture of wooden effect wall and base units with work surface over incorporating sink unit, half tiled walls, two storage cupboards one of which being a pantry and with double glazed window and door leading to;

SUN ROOM 9' 3" x 11' 5" (2.83m x 3.49m) With tiled flooring, electricity points, wall cupboards for storage and work surface. Also with double glazed door leading into the rear garden.

BEDROOM ONE 10' 10" x 12' 4" (3.32m x 3.77m) With carpeted flooring, radiator, storage cupboard and double glazed window to the front.

BEDROOM TWO 10' 10" x 11' 10" (3.31m x 3.61m) Currently in use as a dining room - With carpeted flooring, double glazed window to rear, radiator, storage cupboard.

BEDROOM THREE 11' 4" x 7' 10" (3.46m x 2.41m) With carpeted flooring, radiator, storage cupboard and double glazed window to front.

SHOWER ROOM 9' 4" x 5' 10" (2.85m x 1.80m) With tiled walls and flooring, storage cupboard, walk in rainfall electric shower, vanity sink with storage beneath, heated towel rail and obscure double glazed window

WC 5' 6" x 2' 6" (1.69m x 0.78m) With tiled walls and flooring, WC unit

GARDEN The garden is a wonderful space which can be ideal for entertaining, with well established various plants, shrubbery and a lawn area as well as a patio.

GARAGE 14' 3" x 18' 8" (4.35m x 5.71m) With electricity and doors leading from the driveway as well as access from the rear via the sunroom. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:
EE - Good outdoor, variable in-home
O2, Three and Vodafone - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
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