

Boyne Road,



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Offers Over £240,000



## Boyne Road,

- Semi-Detached
- 2 Bedrooms
- Off-Road Parking
- Ideal for First Time Buyers
- Reception Room
- Locked Garage
- Garden
- Ideal Family Home

**Tenure:** Freehold  
**Council Tax Band:** C

Nestled on the charming Boyne Road in Birmingham, this semi-detached bungalow offers a delightful blend of comfort and potential. Built between 1930 and 1939, the property spans an impressive 732 square feet, providing ample space for modern living.

Upon entering, you are welcomed into a spacious lounge that serves as the heart of the home, perfect for relaxation or entertaining guests. The room is bathed in natural light, creating a warm and inviting atmosphere. The bungalow features two well-lit bedrooms, each offering a peaceful retreat for rest and rejuvenation.

The property boasts a well-appointed bathroom, ensuring convenience for residents and visitors alike. Additionally, the lockable garage provides secure storage for vehicles or personal belongings, while the generous parking space accommodates up to four vehicles, a rare find in urban settings.

With its great potential, this bungalow presents an excellent opportunity for those looking to personalise their living space or invest in a property with room for enhancement. Whether you are a first-time buyer, a small family, or seeking a tranquil retirement home, this property is sure to meet your needs.

In summary, this semi-detached bungalow on Boyne Road is a wonderful opportunity to own a piece of Birmingham real estate, combining spacious living areas, ample parking, and the potential for future improvements. Do not miss the chance to make this charming property your own.

### Lounge

8.64m x 2.85m (28'4" x 9'4")

Double glazed window to rear, double glazed door to rear, carpet flooring, chimney breast, gas fire place, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Kitchen

4.71m x 2.12m (15'5" x 6'11")

Double glazed windows to rear and side, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas extractor fan

### Lean-to

2.62m x 1.20m (8'7" x 3'11")

Laminate flooring, ceiling lights

### Bedroom 1

4.23m x 2.85m (13'11" x 9'4")

Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

3.44m x 2.01m (11'3" x 6'7")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

2.97m x 1.73m (9'9" x 5'8")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with separate taps, shower unit, pedestal sink with separate taps, heated towel rail

### Garden

Spacious garden, garden slabs, Fence panels to boundaries, patio area, Hedge shrubs

### Garage

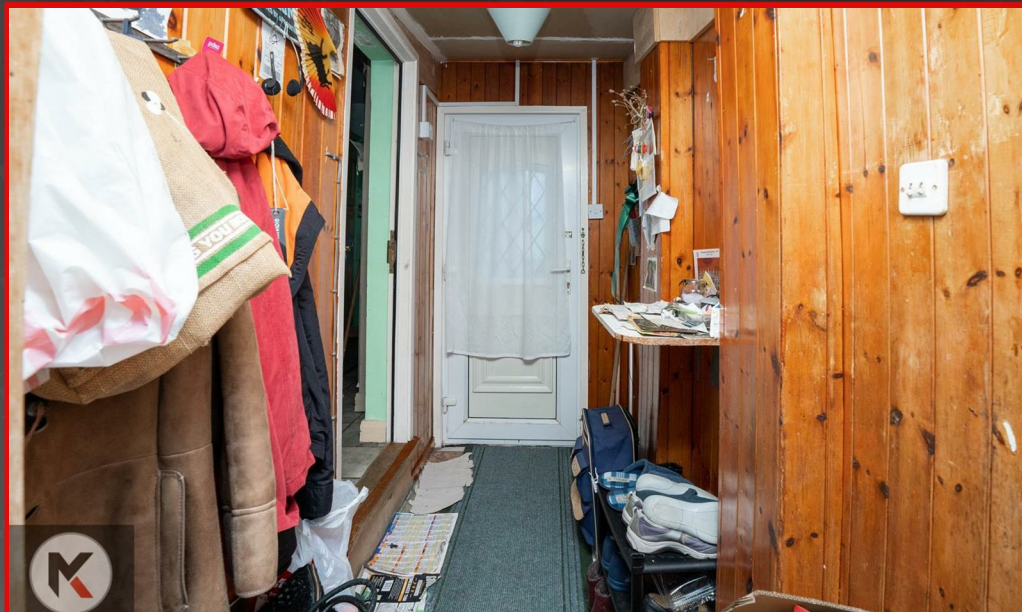
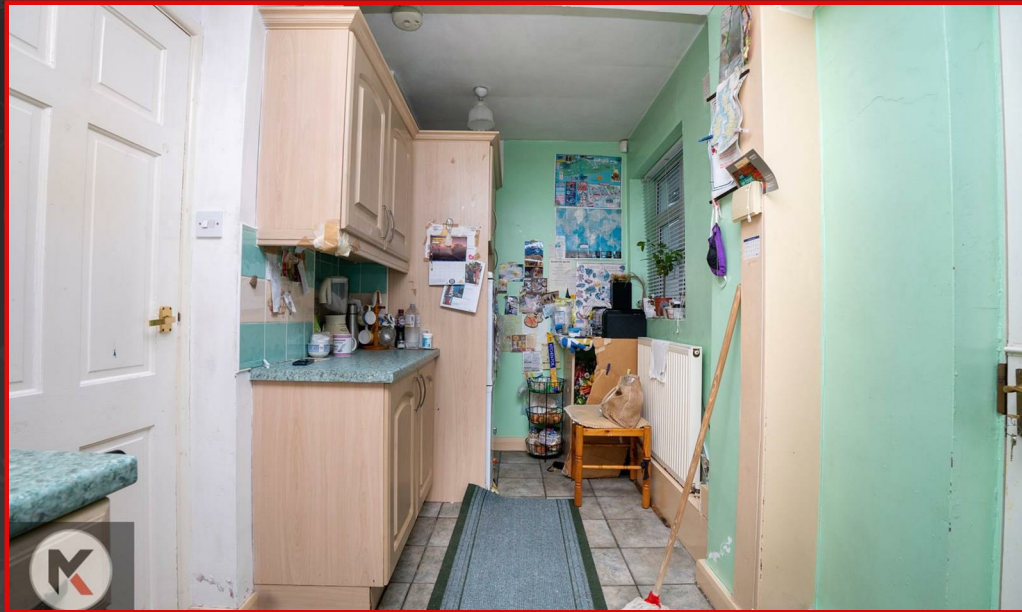
Garage door, concrete flooring, door to garden

## Directions





Boyne Road,





Boyne Road,

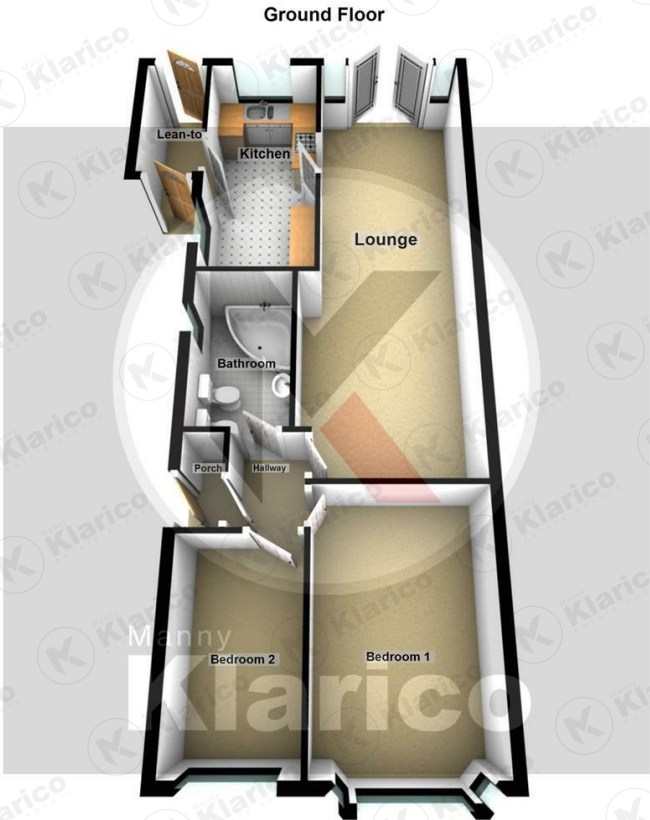




Boyne Road,



Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 68.0 sq. metres (732.1 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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