



Boyne Road, Birmingham

burchell
edwards



Property Description

NO CHAIN!!! BUNGALOW in superb location!! MUST VIEW to appreciate its full POTENTIAL! Benefiting from off road parking and SIDE GARAGE! We anticipate strong interest in the property, so to avoid disappointment, call the sales team to arrange a viewing.

Entrance Porch

Double glazed door and window to front elevation.

Entrance Hallway

Double glazed door to front elevation, central heating radiator, spotlights and loft access via hatch.

Lounge

11' 1" x 18' 6" max (3.38m x 5.64m max)
Two double glazed windows to rear elevation, two central heating radiators and electric fire.

Kitchen

11' max x 14' 9" (3.35m max x 4.50m)
Double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, cooker hood, central heating radiator and tiling to splash prone areas.

Utility Room

8' 6" x 7' 2" (2.59m x 2.18m)
A range of wall and base units with work surface over and tiling to splash prone areas.



Bedroom One

10' 11" x 12' 8" into bay (3.33m x 3.86m into bay)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

9' 10" max x 7' max (3.00m max x 2.13m max)
Double glazed window to front elevation and central heating radiator.

Shower Room

Double glazed window to front elevation, walk in rainfall shower, wash hand basin and tiling to splash prone areas.

W.C

W.C, heated towel rail and extractor fan.

Rear Garden

Decking area leading to artificial lawn.

Garage

10' 7" x 11' 4" (3.23m x 3.45m)
Up and over door and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210119



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL210119 - 0002