



Boyne Road, Birmingham

**burchell
edwards**



Property Description

DONT MISS OUT!!!!!!!!!!!!!!Offering to the market is this spacious THREE BEDROOM family home in a fantastic spot. READY TO MOVE INTO!!! Perfect for FIRST TIME BUYER or INVESTORS. Close to local shops and schools, this could be the ideal next step for any family and its location is perfect for the schools.THIS WONT BE AROUND LONG!!! Please call the team on 0121 742 1725 before it is too late!!!!!!!!!!!!!! NON STANDARD CONSTRUCTION

Entrance Hallway

Door to front elevation, central heating radiator and stairs to first floor accommodation.

Lounge

15' 2" x 12' 7" (4.62m x 3.84m)

Double glazed window to front elevation and central heating radiator.

Kitchen

22' 3" x 8' 6" (6.78m x 2.59m)

Two double glazed windows to rear elevation, door to rear elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted hob and oven, tiling to splash prone areas, central heating radiator, space for appliances.



Landing

Double glazed window to side elevation, loft access, central heating radiator and storage.

Bedroom One

12' 2" x 11' 3" to wardrobes (3.71m x 3.43m to wardrobes)

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

13' 2" x 8' 7" (4.01m x 2.62m)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes and cupboard housing central heating boiler.

Bedroom Three

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed window to front elevation and central heating radiator.

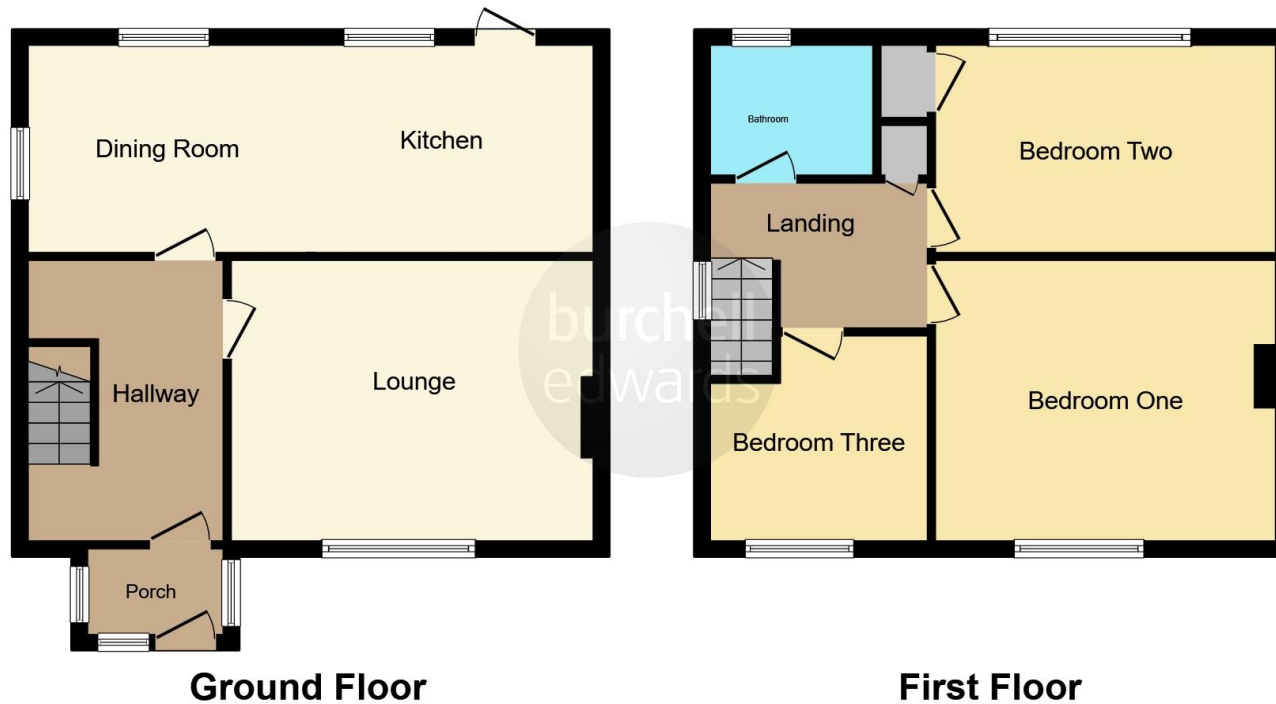
Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, central heating radiator and tiling to walls.









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: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL202750



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.

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