



Boyne Road, BIRMINGHAM





## Property Description

LOCATION LOCATION LOCATION! 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. Please call the team on 0121 742 1725!!! NON STANDARD CONSTRUCTION

## Approach

Block paved driveway providing off road parking and double glazed door into:

## Entrance Porch

Double glazed windows to side and front elevation and door into:

## Entrance Hallway

Stairs to first floor accommodation, central heating radiator, built in under stairs storage cupboard, wood effect laminate flooring and all doors off:

## Lounge

11' 11" x 15' into chimney recess ( 3.63m x 4.57m into chimney recess )

Double glazed window to front elevation, feature fire and surround with space for inset electric fire, wood effect laminate flooring, central heating radiator.

## Kitchen/ Diner

22' 1" x 8' 5" ( 6.73m x 2.57m )

Double glazed window to side elevation, two double glazed windows to rear elevation, range of wall and base units with roll top work surface over incorporating a stainless steel sink with drainer unit, space and connections for electric cooker, space and plumbing for washing machine, tiling to splash prone areas, wood effect laminate flooring, two central heating radiators.

## Rear Porch

Double glazed door to side elevation, window to side elevation, central heating radiator, tiled flooring, built in storage cupboards, and door into:



## Guest W.C

Low level flush W.C and wash hand basin.

## Landing

Double glazed window to side elevation, loft access, airing cupboard and all doors off.

## Bathroom

Double glazed window to rear elevation, wash hand basin,, low level flush W.C, panelled bath with shower over, central heating radiator, tiling to splash prone areas.

## Bedroom One

12' 1" x 13' 6" to wardrobe ( 3.68m x 4.11m to wardrobe )

Double glazed window to front elevation, central heating radiator, built in wardrobes.

## Bedroom Two

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

Double glazed window to rear elevation, central heating radiator, built in storage cupboard.

## Bedroom Three

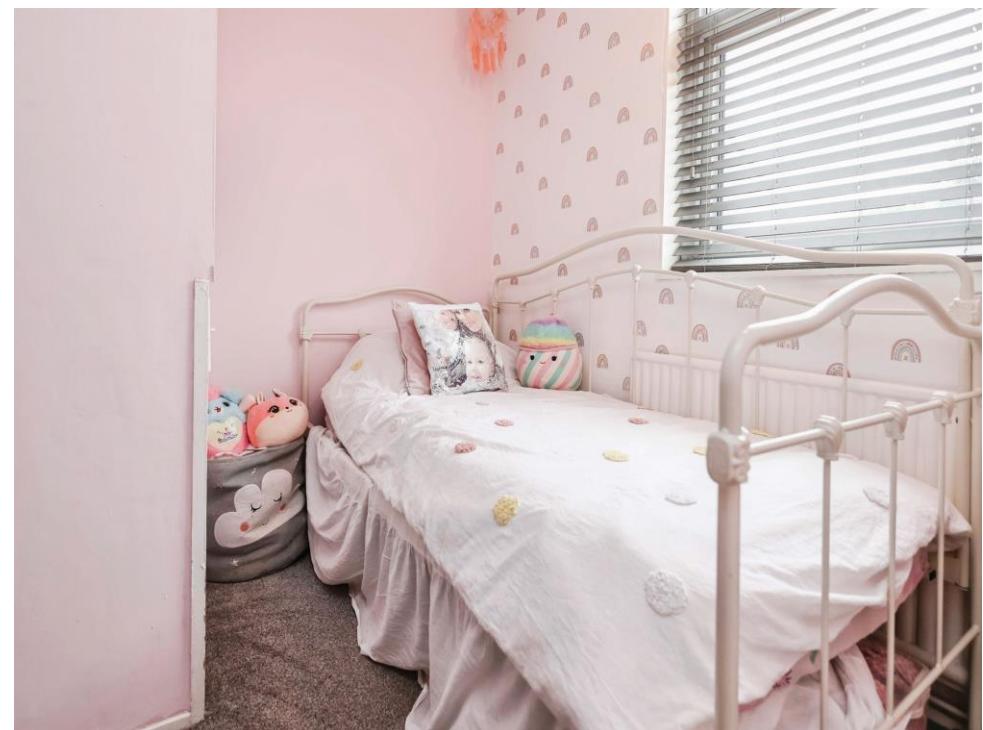
8' 9" max x 9' 1" max ( 2.67m max x 2.77m max )

Double glazed window to rear elevation, central heating radiator and built in over stairs storage cupboard.

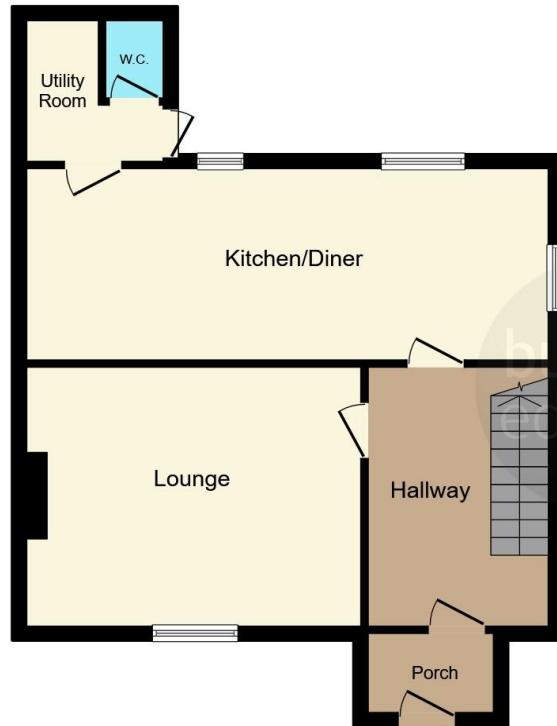
## Rear Garden

Outside tap, gated side access, fencing to all boundaries, paved patio area, security lighting and mainly laid to lawn.









**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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