

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Boyne Road, Birmingham, B26 2QH

£260,000



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**Boyne Road, Birmingham, B26  
2QH**

- Beautifully Presented Extended Semi Detached Bungalow
- Three Bedrooms (Third Bedroom Currently Being used as a Sitting Room)
- Re Fitted Extended Kitchen
- Extended Lounge
- Re Fitted Bathroom With Under Floor Heating
- Driveway
- Low Maintenance Rear Garden
- Ideal Family Home
- Close to Local Shops & Transport Links
- Early Viewing Essential

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

**\*\* BEAUTIFULLY PRESENTED  
EXTENDED SEMI DETACHED  
BUNGALOW \*\* THREE BEDROOMS \*\*  
RE FITTED EXTENDED KITCHEN \*\*  
IDEAL FAMILY HOME \*\***

An OPPORTUNITY to purchase A SEMI  
DETACHED BUNGALOW situated on  
this popular road in BOYNE ROAD,  
SHELDON.. these do not come onto  
the market everyday!

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 before it is snapped up!

The property is accessed via a  
DRIVEWAY with front door to:. The  
accommodation briefly comprises of  
an entrance hallway, EXTENDED  
LOUNGE / DINING ROOM, EXTENDED  
RE FITTED KITCHEN, BATHROOM WITH  
UNDER FLOOR HEATING and TWO  
DOUBLE BEDROOMS, THIRD  
BEDROOM CURRENTLY BEING USED  
AS SITTING ROOM.

The property has a low maintenance  
rear garden.

The property benefits from double  
glazing where specified.

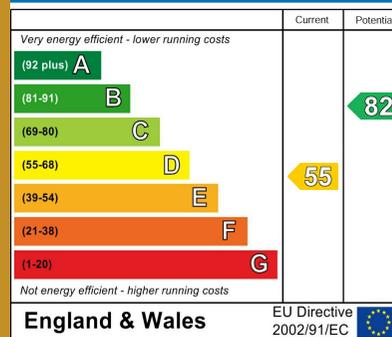
### Additional Information

Mobile Coverage

EE - 86%  
THREE - 79%  
VODAFONE - 79%  
O2 - 69%  
Broadband Availability  
Standard 9 Mbps 0.9 Mbps Good  
Superfast --Not available --Not  
available Unlikely  
Ultrafast 1800 Mbps 220 Mbps



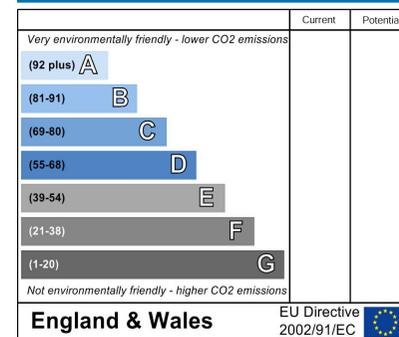
### Energy Efficiency Rating



82

55

### Environmental Impact (CO<sub>2</sub>) Rating





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