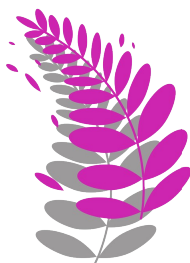


# FERNDOWN ESTATES



76 Boyne Road, Birmingham, West Midlands, B26 2QH

2 Bed Bungalow

**Offers Over £220,000**

📍 Receptions 2

🛏 Bedrooms 2

💧 Bathrooms 1



- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- UTILITY ROOM

- FAMILY BATHROOM
- SEPARATE GARAGE
- REAR GARDEN
- GENEROUS SIZE DRIVEWAY
- CLOSE TO LOCAL AMENITIES



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

## 76 Boyne Road, Birmingham, West Midlands, B26 2QH

TWO BEDROOM BUNGALOW FOR SALE WHICH HAS BEEN RECENTLY REFURBISHED!! A wonderfully presented semi-detached bungalow with a detached garage and front and rear gardens. The property has undergone some refurbishment with new kitchen, bathroom and decoration. The property benefits from gas central heating and double glazed windows and has a good sized room off the kitchen which could be used as a utility room. CALL NOW TO VIEW!

### Approach



Approached via a paved driveway with parking available for two vehicles, there is also a generous size lawned area giving potential to add further off road parking. Leading up to an enclosed the main entrance door.

### Entrance Hallway



Ceiling light point, loft access gas central heating radiator and doors leading off to:

### Dining Room



Double glazed window overlooking the front of the property, ceiling light point, gas central heating radiator and double doors leading into.

### Lounge



Double glazed sliding patio doors leading out to the rear of the property, ceiling light point, gas central heating radiator and a featured fire place.

### Kitchen



Double glazed window overlooking the rear of the property, ceiling light point, laminate flooring, gas central heating radiator and a door leading into the Utility Room. Matching wall and base units with work surface over and splash back tiling above. Incorporating a stainless steel sink unit with drainer unit with mixer tap over. Inset gas hob with integrated oven and space for other appliances.

### Kitchen



### Utility Area

Door leading to front and rear, base units with work surfaces plumbing for a washing machine and space for other appliances.

### Bedroom One



Double glazed bay window over looking the front of the property, ceiling light point and a gas central heating radiator.

### Bedroom Two



Double glazed window over looking the side of the property, ceiling light point, gas central heating radiator and built in storage cupboard.

### Bathroom



Double glazed obscure window to the side, ceiling light point, vinyl flooring and a heated towel rail. Panelled bath with electric shower over, wash hand basin with vanity unit under and a low level WC.

### Rear Garden



Block paved patio area, mainly laid to lawn with fencing and shrubbery as boundaries.

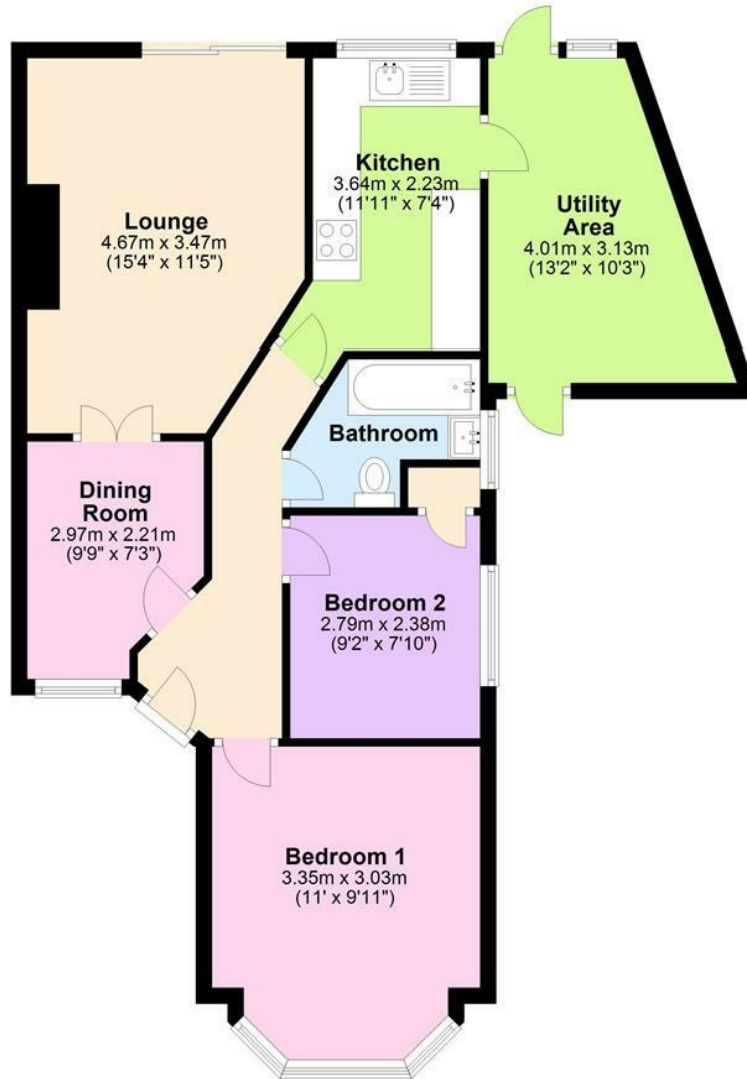
### Garage

Up and over door.

# Boyne Road

## Ground Floor

Approx. 69.2 sq. metres (744.7 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

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	
	63		56
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	