

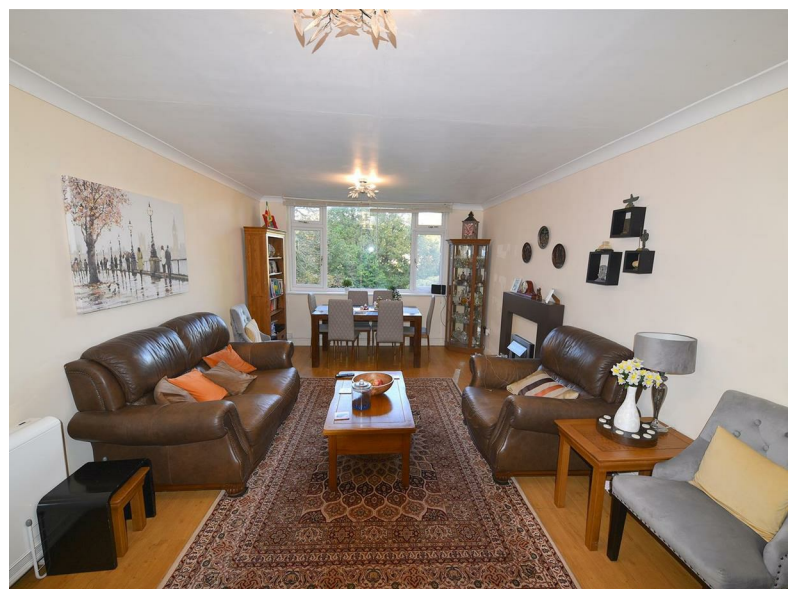
ENGLANDS



78 Savoy Close

Harborne, Birmingham, B32 2JA

£156,000





PROPERTY DESCRIPTION

An improved and well presented top floor apartment in a delightful cul-de-sac location, double glazing as specified, security answerphone, hall, kitchen, living room, two bedrooms, bathroom/WC, garage in nearby block, The property has the benefit of an extended lease on completion.

Savoy Close leads off Tennyson Road, in turn leading between Court Oak Road and War Lane/Northfield Road. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street and regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities.

The property itself is situated on the top floor of this purpose-built block, located to the front of the development which is set in its own landscaped grounds, having lawns, trees and some communal parking facilities. Approach is via communal entrance hall with security answer phone.

The accommodation can only be fully appreciated by an internal inspection which is recommended:



Tel: 01214271974



ENTRANCE HALL

Having ceiling lights, electric meters above, electric heater, two storage cupboards leading off, electric power points and doors leading off to:

KITCHEN

4.20m max x 2.83m max (13'9" max x 9'3" max)
Having roll top worksurfaces, fitted cupboards below and above, electric power points, tiled flooring, tiled splashback where specified, two double glazed windows with blinds, oven with electric hob over and hood above, electric heater and security answerphone.

BEDROOM ONE

3.96m max x 3.64m max (12'11" max x 11'11" max)
Having timber style laminate flooring, electric heater, ceiling light, electric power points, double glazed windows with blinds.

BEDROOM TWO

3.47m max x 2.83m max (11'4" max x 9'3" max)
Having timber style laminate flooring, electric heater, ceiling lights, electric power points, fitted wardrobes and double glazed windows with blinds.

LIVING ROOM

6.18m max x 3.64m max (20'3" max x 11'11" max)
Having timber style laminate flooring, electric heater, two ceiling light points, electric power points, electric fire and double glazed windows with blinds.

BATHROOM

2.27m max x 2.16m max (7'5" max x 7'1" max)
Having tiled flooring and partly tiled walls to ceiling, pedestal bath with electric shower above, low flush WC, mixer tap hand basin with draws below, double glazed windows and built-in airing cupboard housing the hot water cylinder.

OUTSIDE

Garage situated in separate block.

ADDITIONAL INFORMATION

Lease - The property will have the benefit of an extended lease on completion. Terms to be confirmed.

A variable service charge is also payable which we are advised amounted to £480 per half year.

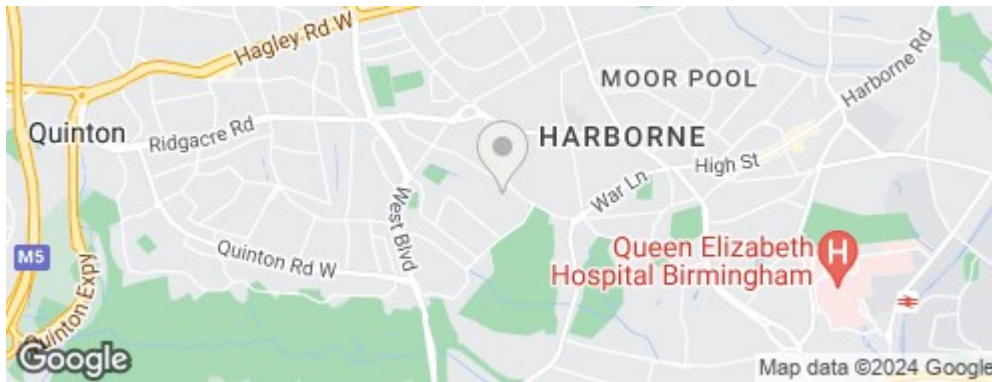
Council tax band B.



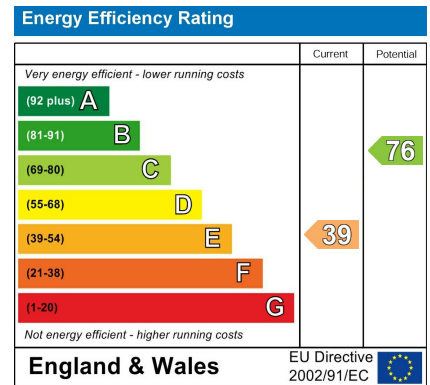
ENGLANDS



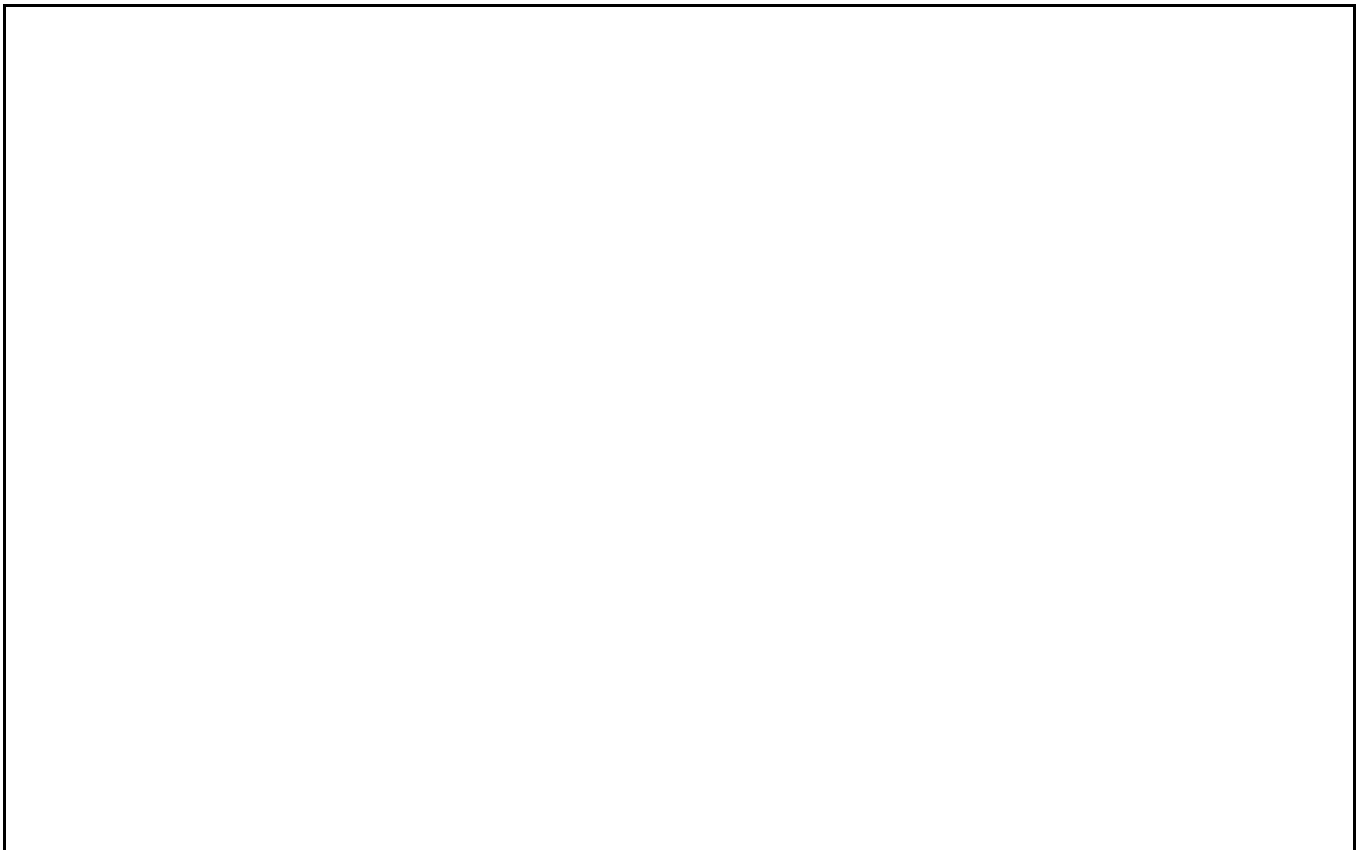
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

Consumer Protection from Unfair Trading Regulations 2008 & The Property Ombudsman Code for Residential Estate Agents

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts".

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.