

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 and garage in nearby block. The property has the benefit of an extended lease on completion.

Savoy Close is a cul-de-sac 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 and just a short distance from Harborne Golf Club, Queen's Park and Harborne High Street with its excellent amenities including a variety of shops, restaurants and bars and regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities.

The property itself is situated on the second 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 answerphone.

The accommodation can only be fully appreciated by an internal inspection and comprises in more detail:



Tel: 01214271974



ENTRANCE HALL

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

BATHROOM

2.27m max x 2.16m max (7'5" max x 7'1" max)
Having tiled flooring and partial tiling to walls with one having tiling to ceiling, pedestal bath with electric shower above, low flush WC and mixer tap hand wash basin with storage below. Double glazed window, ceiling light point and built-in airing cupboard housing the hot water cylinder.

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 window.

KITCHEN

4.20m max x 2.83m max (13'9" max x 9'3" max)
Having roll top work surfaces, fitted cupboards below and above, plumbing for washing machine, electric power points, tiled flooring and tiled splashback where specified. Two double glazed windows, ceiling light point, 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 point, electric power points and double glazed windows.

BEDROOM TWO

3.47m max x 2.83m max (11'4" max x 9'3" max)
Having timber style laminate flooring, electric heater, ceiling light point, electric power points, fitted wardrobe and double glazed window.

OUTSIDE

Garage situated in separate block.

ADDITIONAL INFORMATION

Tenure: The property is leasehold and 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



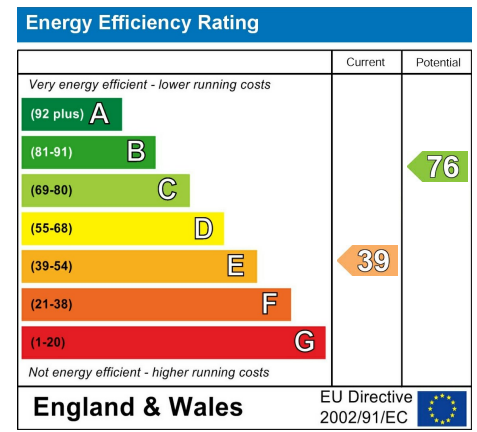
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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