

# ENGLANDS



## Trident Court Savoy Close

Harborne, Birmingham, B32 2HD

£115,000





## PROPERTY DESCRIPTION

A much-improved and well-presented first floor studio apartment set in a pleasant cul-de-sac location. Briefly comprising: hallway, bright living room with bedroom area, re-fitted kitchen, re-fitted bathroom, double glazing and electric heating where specified.

Trident Court is located in Savoy Close which leads off Tennyal 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 first floor of this low rise purpose-built block and enjoys a pleasant front outlook down the main drive towards Tennial Road. It is set in landscaped grounds having lawns, trees and some communal parking facilities. Approach is via a communal entrance hall with security answerphone system and a staircase affords access to the floors. Number 12 is located on the first floor.

An internal inspection is essential and thoroughly recommended to fully appreciate the accommodation which comprises in more detail.

#### HALLWAY

Having recessed cloaks area with fuse board, security answerphone, ceiling light point and door through to:

#### LIVING ROOM/BEDROOM (TOTAL)

5.70m max x 3.29m max (18'8" max x 10'9" max)  
Having UPVC double glazed window overlooking the front, two ceiling light points, feature wall, wall-mounted electric heater and recessed storage area.

#### KITCHEN

2.15m max x 2.14m max (7'0" max x 7'0" max)  
Having a range of matching wall and base units, rolltop worksurfaces, with breakfast bar area space and plumbing for washing machine, integrated electric oven with integrated electric hob, further appliance space for full height fridge freezer, part tiling to splashback prone areas, single bowl, composite single bowl sink drainer with mixer tap over, double glazed UPVC window overlooking the front grounds, ceiling light point and tile-effect flooring.

#### BATHROOM

Having panelled bath with mixer tap, wall-mounted electric shower over, part complementary tiling to walls, low flush WC, extractor fan, ceiling light point, useful storage cupboard, in addition, there is an airing cupboard housing the water tank. Wall-mounted wash hand basin with mixer tap over and being built into vanity storage unit.

#### OUTSIDE

There is a garage in a separate block, which has been completely re-roofed recently.

#### ADDITIONAL INFORMATION

There is a good-sized storage cupboard located to the left of the front door, outside in the communal hallway.

Service Charge - currently £498.00 per half year.  
Leasehold - The property will have the benefit of an extended lease on completion. Terms to be confirmed.

COUNCIL TAX BAND - A



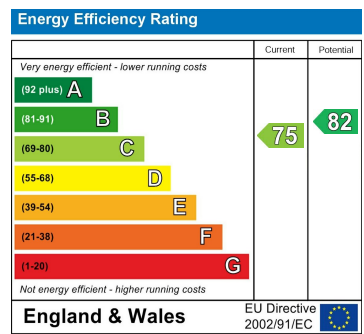
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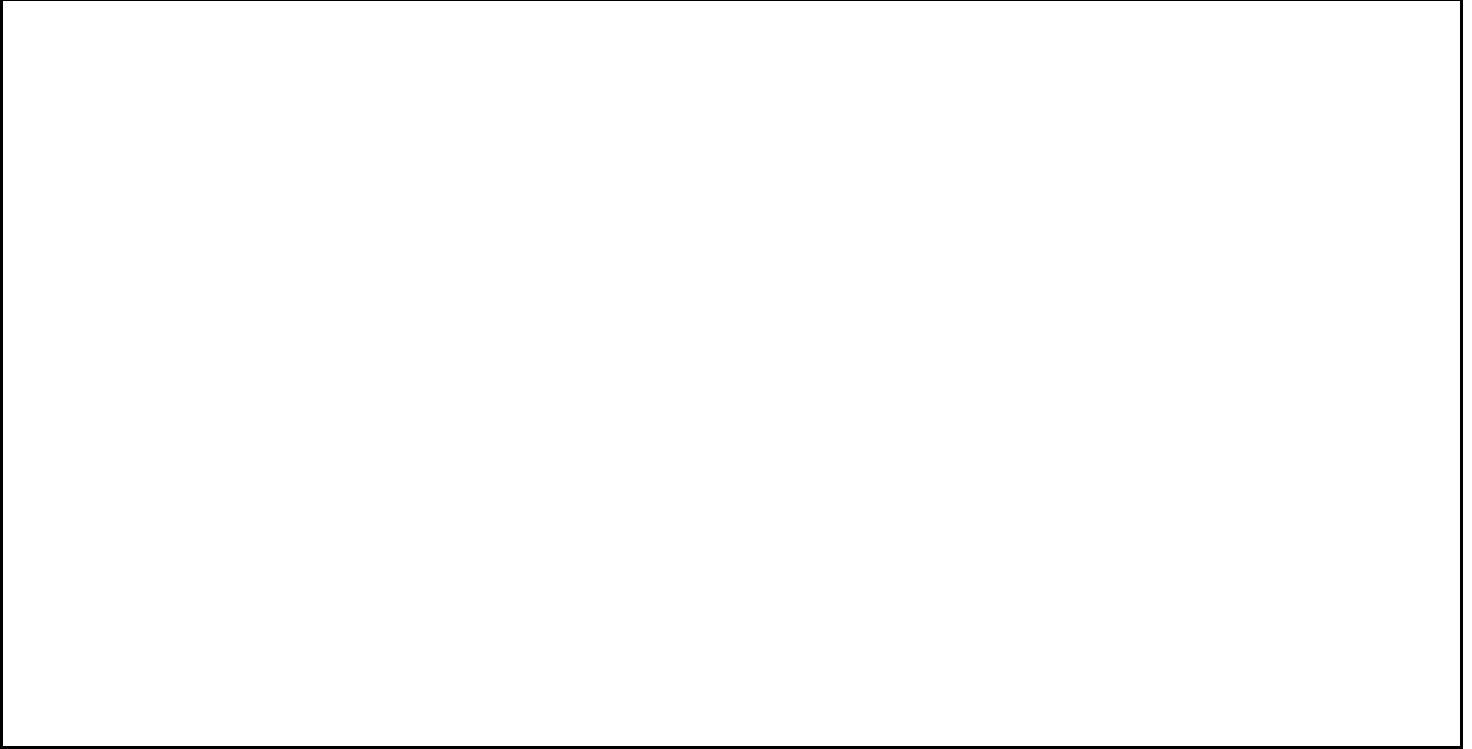
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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