

ENGLANDS



69 Savoy Close

Harborne, Birmingham, B32 2JA

£140,000





PROPERTY DESCRIPTION

A ground floor apartment in a convenient cul-de-sac location which includes lounge, breakfast kitchen, two bedrooms, shower room, hallway with storage and garage nearby. The property also benefits from an extended lease on completion.

Savoy Close is a cul-de-sac leading off Tennal 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 ground floor of this purpose-built block, located to the rear 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.





Entrance door leads into:

HALLWAY

Having security answerphone, electric heater, two ceiling light points and two good sized storage cupboards.

LOUNGE/DINER

6.14m max x 3.52m max (20'1" max x 11'6" max)

Having two ceiling light points, electric heater and UPVC double glazed window.

BEDROOM ONE

3.95m max x 3.49m max (12'11" max x 11'5" max)

Having UPVC double glazed window and ceiling light point.

BEDROOM TWO

3.51m max x 2.84m max (11'6" max x 9'3" max)

Having ceiling light point, UPVC double glazed window and built-in storage cupboard.

BREAKFAST KITCHEN

4.35m max x 2.71m max (14'3" max x 8'10" max)

Having vinyl flooring, built-in storage cupboard, 1 1/2 bowl sink drainer with mixer tap over, two UPVC double glazed windows, space and plumbing for washing machine, electric oven, induction hob and extractor fan over, integrated fridge, electric heater and ceiling strip lighting.

SHOWER ROOM

Having vinyl flooring, low flush WC, fan heater, UPVC double glazed obscured window, fully tiled walls, pedestal hand wash basin with mixer tap over, shower cubicle with wall mounted electric shower, ceiling light point and airing cupboard housing water tank.

OUTSIDE

Garage in nearby block.

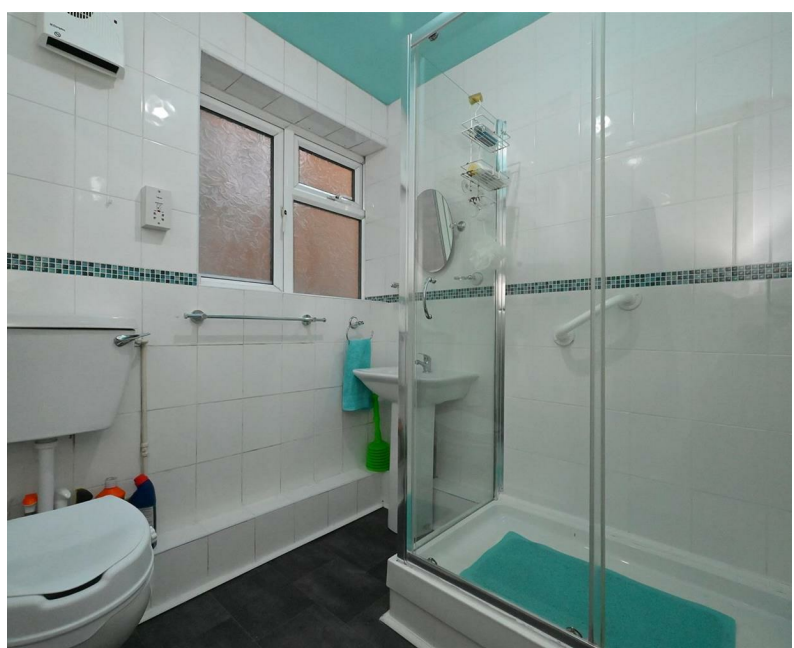
ADDITIONAL INFORMATION

Tenure: We have been advised 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 amounts to £1,331 per annum.

Council tax band: B



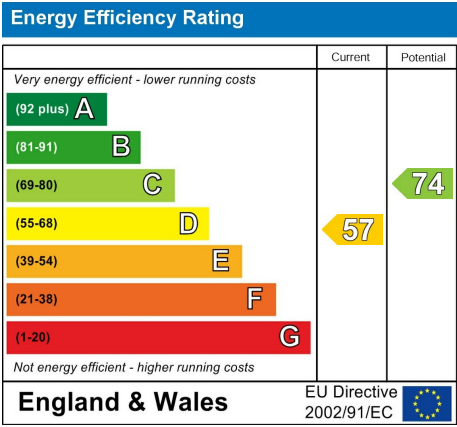
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“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 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

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