

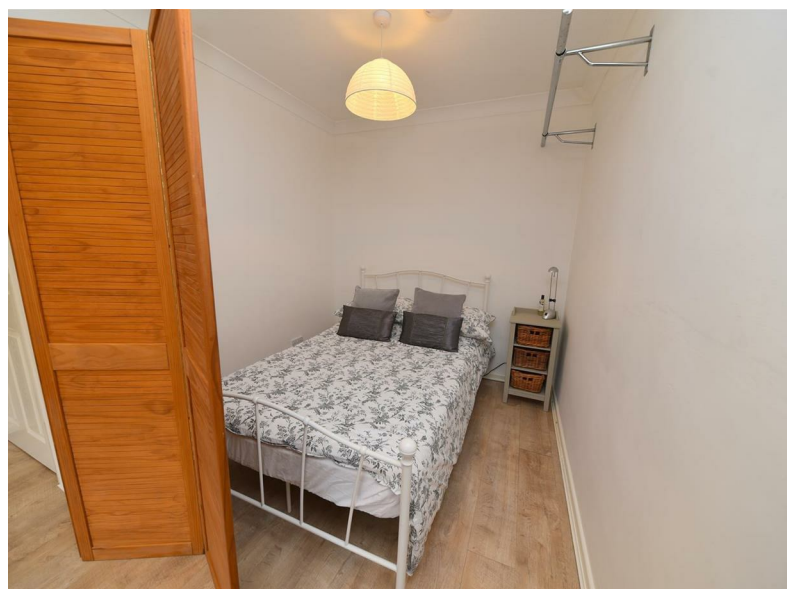
ENGLANDS



22 Trident Court Savoy Close

Harborne, Birmingham, B32 2HD

£110,000





PROPERTY DESCRIPTION

A well-presented ground floor studio apartment set in a cul-de-sac location. Briefly comprising: hallway, living room with bedroom area, kitchen, bathroom, double glazing and electric heating where specified. Garage in separate block.

Trident Court is conveniently located in Savoy Close which leads 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, 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 ground floor of this low rise purpose-built block and enjoys a pleasant rear outlook. 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.

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



There is a good sized storage cupboard situated adjacent to the front door, designated for the exclusive use of the occupant. Entrance door leads into:

ENTRANCE HALLWAY

Having ceiling light point, security answerphone, electric heater and recessed coat hanging area.

LIVING ROOM/BEDROOM

5.71m max x 3.24m max (18'8" max x 10'7" max)

Having UPVC double glazed window with a pleasant outlook over the gardens, wooden style flooring, wall-mounted electric heater, coving to ceiling, recessed storage area and two ceiling light points.

KITCHEN

2.15m max x 2.17m max (7'0" max x 7'1" max)

Having vinyl flooring, a range of matching wall and base units with wooden style worktop, Beko electric oven, induction hob and extractor fan over, partial tiling to walls, ceiling light point, UPVC double glazed window, single bowl sink drainer with mixer tap over and plumbing for washing machine.

BATHROOM

2.49m max x 2.17m max (8'2" max x 7'1" max)

Having ceiling light point, tiling to walls, low flush WC, panelled bathtub with mixer tap over and wall mounted electric shower, and pedestal hand wash basin with mixer tap over. Vinyl flooring, towel rail, extractor fan, built in storage cupboard and further cupboard housing water tank.

OUTSIDE

Garage in separate block.

ADDITIONAL INFORMATION

Tenure: We are advised the property is leasehold with 956 years remaining and a service charge of £1,075.00 per annum.

Council Tax Band: A

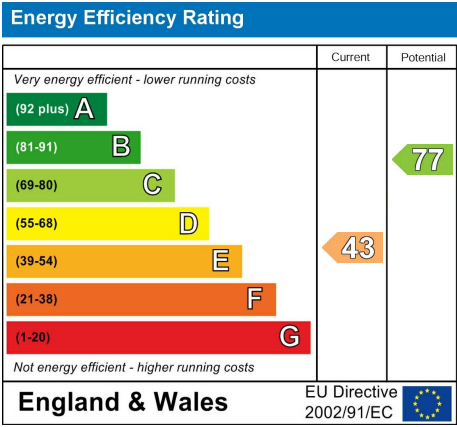
There are two communal drying rooms.



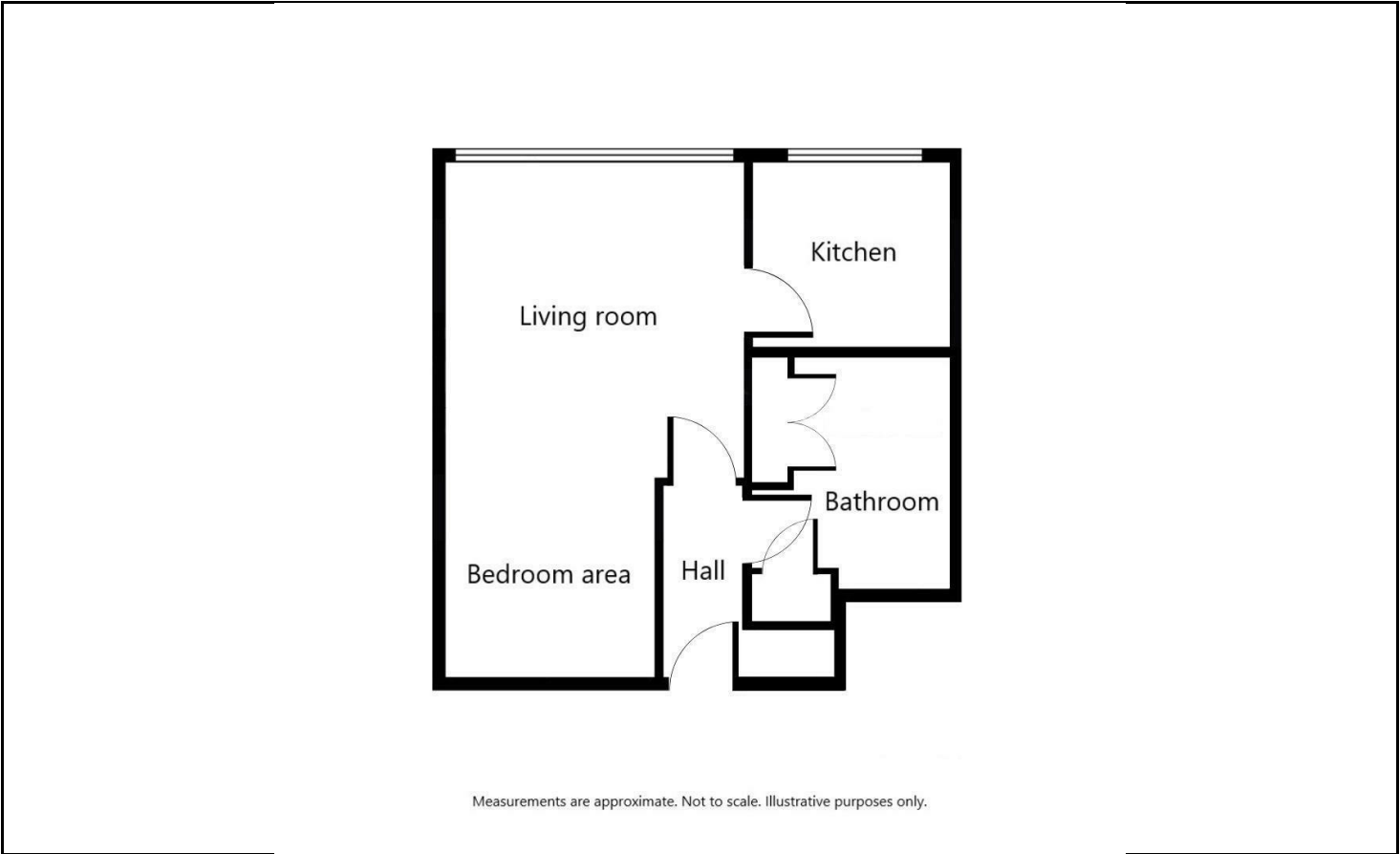
ROAD MAP



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

“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 agents 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 when specific written confirmation has been requested.”

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 firms employment has the authority to make or give any representation or warranty in respect of the property.