

ENGLANDS



9 Trident Court Savoy Close

Harborne, Birmingham, B32 2HD

£120,000





PROPERTY DESCRIPTION

An improved and well-presented first 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 first 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 and a staircase affords access to the floors.

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



9 Trident Court Savoy Close



Good sized storage cupboard located next to the front door, solely for the occupier's use.
Entrance door leads into:

HALLWAY

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

LIVING ROOM/BEDROOM

5.71m max x 3.28m max (18'8" max x 10'9" max)

Having UPVC double glazed windows to two sides with a pleasant outlook over the gardens, wall-mounted electric heater, recessed storage area and two ceiling light points.

KITCHEN

2.14m max x 2.16m max (7'0" max x 7'1" max)

Having wooden style flooring, UPVC double glazed window overlooking the gardens, ceiling light point, two appliances space, a range of wall and base units with worktop over, single bowl sink drainer with mixer tap over, Zanussi electric oven with induction hob over and extractor fan.

BATHROOM

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

OUTSIDE

There is a garage in a separate block.

ADDITIONAL INFORMATION

Council Tax Band: A

Tenure: We have been advised the property is leasehold with 990 years remaining and a service Charge currently of £1,075 per annum.

There is two communal drying rooms.



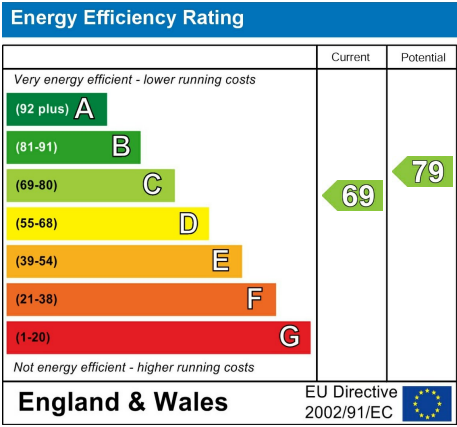
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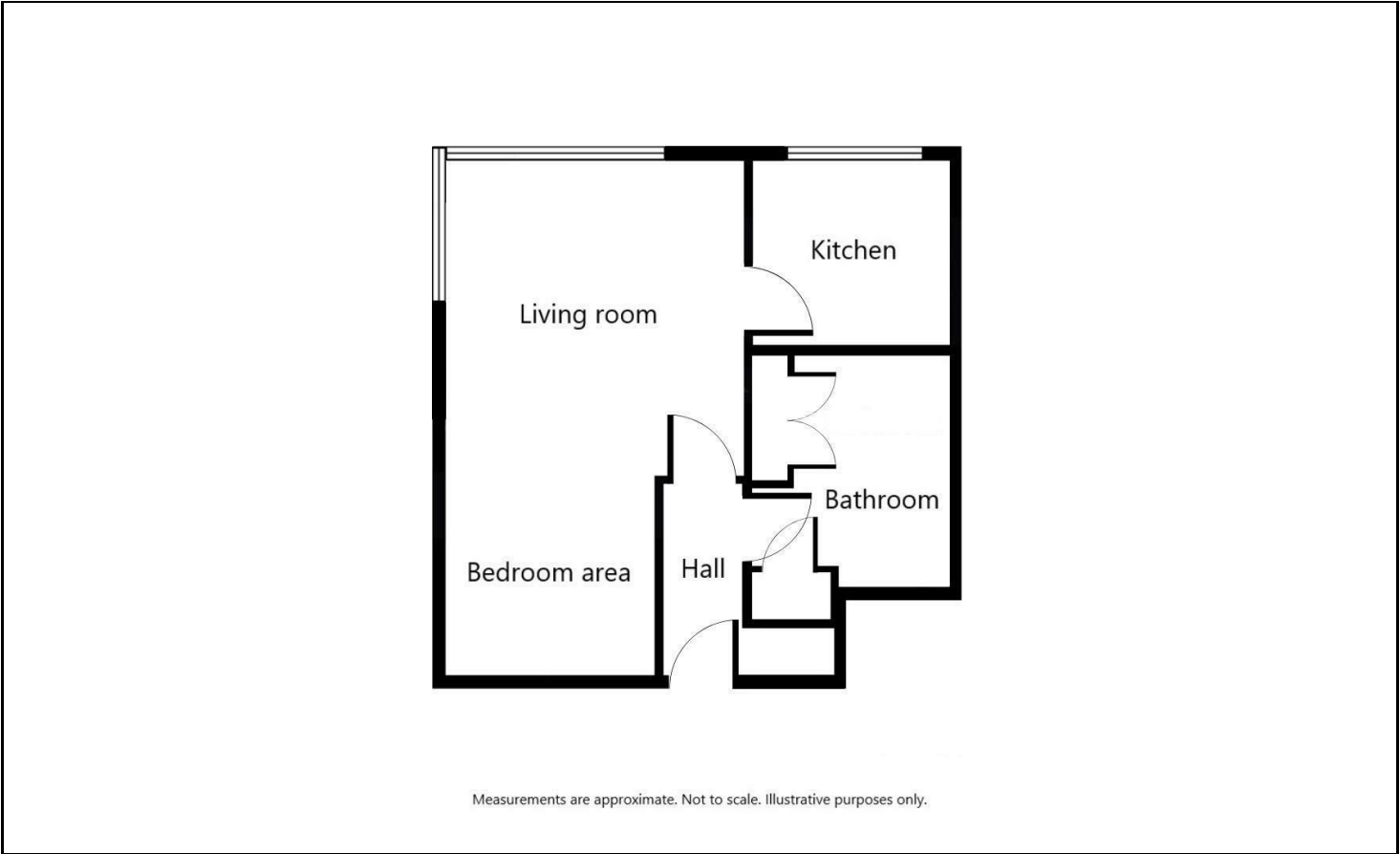
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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