# ENGLANDS




## 50 Savoy Close

Harborne, Birmingham, B32 2JA

£149,950

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PROPERTY DESCRIPTION

An improved and well presented first floor apartment in a delightful cul-de-sac location, double glazing as specified, security answerphone, hall, fitted breakfast/kitchen, lounge/dining room, two bedrooms, refitted bathroom/WC with shower, and garage in nearby block. The property has the benefit of an extended lease on completion. NO CHAIN.

Savoy Close 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 a three storey purpose-built block, located to the front corner of this 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.



Tel: 01214271974

# 50 Savoy Close





HALLWAY
Being L shaped and having entrance door with spy hole, security answerphone, built-in airing cupboard housing the hot water cylinder and further wall mounted cupboard housing electrics.

FITTED KITCHEN
2.41m max x 3.49m max (7'10" max x 11'5" max)
Having a range of matching wall and base units with roll top worksurface, integrated electric oven, induction hob with extractor fan over, 1 1/2 inset sink drainer with mixer tap over, partial tiling to walls, UPVC double glazed window, plumbing for washing machine, vinyl flooring and ceiling light point.

LIVING/ DINING ROOM
4.51m max x 3.53m max (14'9" max x 11'6" max)
Having UPVC double glazed window, ceiling light point and wall mounted electric heater. Door leading to:

BEDROOM ONE
3.49m max x 2.66m max (11'5" max x 8'8" max)
Having UPVC double glazed window, ceiling light point, coving to ceiling and wall mounted electric heater.

BEDROOM TWO
2.12m max × 3.49m max (6'11" max × 11'5" max)
Having UPVC double glazed window, ceiling light point, coving to ceiling and wall mounted electric heater.

BATHROOM
1.64m max into shower x 2.55m max (5'4" max into shower x 8'4" max)
Having panelled bathtub with mixer tap over, wall mounted electric shower, UPVC obscured double glazed window and hand wash basin with mixer tap over and storage below. Partial tiling to walls, low flush WC, ceiling light point and wall mounted electric heater.

OUTSIDE
Garage in nearby block.

ADDITIONAL INFORMATION
Tenure: We are advised the property is leasehold and subject to a variable service charge of £585 per half year. The lease has 90 years remaining from 1977 therefore having 43 years unexpired. The lease will benefit of an extended lease on completion.
Council Tax Band: A









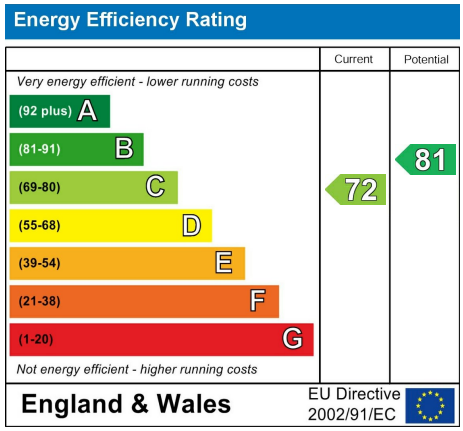
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## ROAD MAP




## ENERGY EFFICIENCY GRAPH




## FLOOR PLAN




Measurements are approximate. Not to scale. Illustrative purposes only.

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.