

# ENGLANDS



28a Trident Court Savoy

Edgbrooke, Birmingham, B32 2HD

£112,500





## PROPERTY DESCRIPTION

### CASH BUYERS ONLY DUE TO SHORT LEASE.

A second 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 Tennyson 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 second 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.



Tel: 01214271974



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

5.88m max x 3.27m max (19'3" max x 10'8" max)  
Having UPVC double glazed window overlooking the gardens, wooden style flooring, wall-mounted electric heater, recessed storage area and two ceiling light points. Fitted storage cupboards.

#### KITCHEN

2.15m max x 2.15m max (7'0" max x 7'0" max)  
Having UPVC double glazed window, partial tiling to walls, a range of base and wall units with worktop over, single bowl sink drainer with mixer tap over, plumbing for washing machine, electric hob and tiled flooring.

#### BATHROOM

2.52m max x 2.14m max (8'3" max x 7'0" max)  
Having ceiling light point, tiling to two walls, fully tiled shower cubicle with wall mounted electric shower, low flush WC and hand wash basin. Tiled flooring, 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 56 years remaining, a service charge of £996.00 per annum and a ground rent of £10 per annum.

Council Tax Band: A

There are two communal drying rooms.

Vendor is in the process of renewing the lease, will have 990 years on completion.



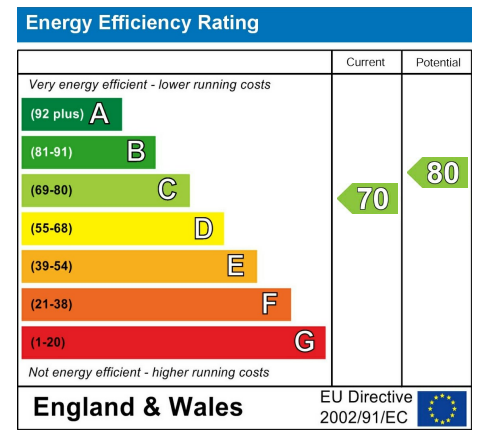
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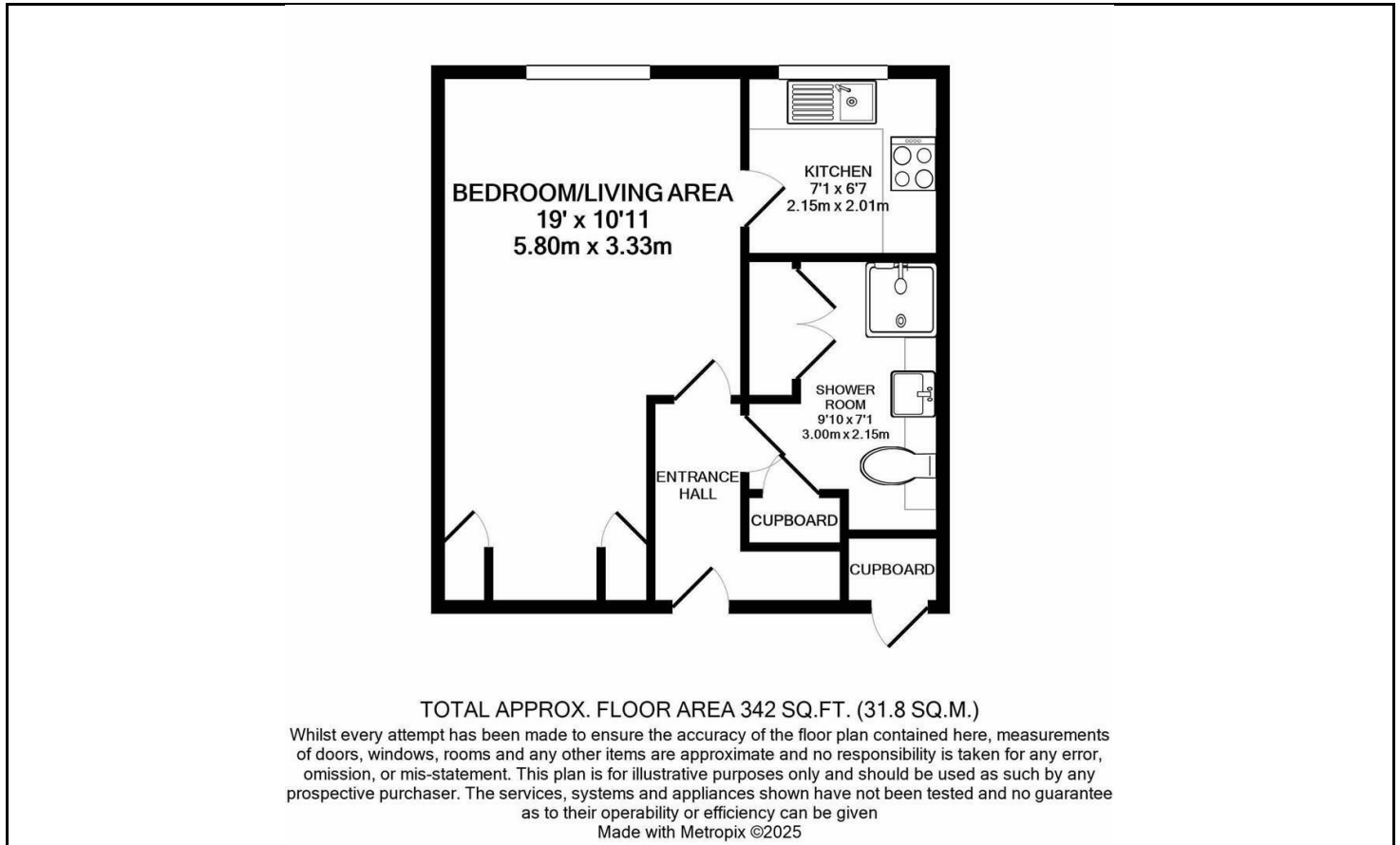
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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