

# ENGLANDS



27 Trident Court Savoy Close

Harborne, Birmingham, B32 2HD

£115,000





## PROPERTY DESCRIPTION

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

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 front 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.





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

5.72m max x 3.28m max (18'9" max x 10'9" max)

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

#### RE-FITTED KITCHEN

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

Having a range of matching wall and base units, composite works surfaces and single bowl composite Francke sink with mixer tap over. UPVC double glazed window overlooking the gardens, integrated Zanussi electric oven with Zanussi electric hob over, two appliance spaces, ceiling light point and vinyl flooring.

#### BATHROOM

2.51m max x 2.1m max into doorway (8'2" max x 6'10" max into doorway )

Having panelled bath with mixed tap over and wall mounted electric shower, extractor fan, low flush WC, wash hand basin with mixer tap over and set into vanity storage. Vinyl flooring, wall mounted electric fan heater, large storage cupboard and further cupboard housing the water tank.

#### OUTSIDE

There is a garage in a separate block, which has been completely re-roofed recently.

#### ADDITIONAL INFORMATION

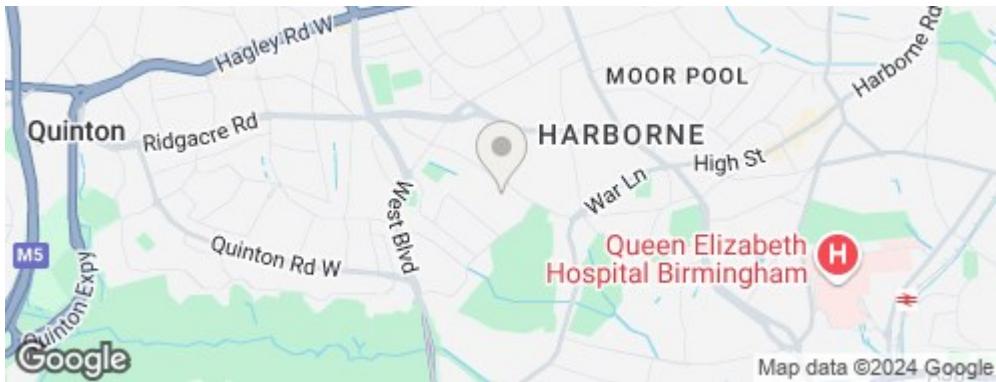
Council Tax Band: A

Tenure: Share of freehold - 940 years

Service Charge: currently £498.00 per half year. (TBC)

There are two communal drying rooms.

## ROAD MAP



## ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	82
EU Directive 2002/91/EC			

## FLOOR PLAN



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