

# ENGLANDS



11 Trident Court, Savoy Close

Harborne, Birmingham, B32 2HD

£110,000





## PROPERTY DESCRIPTION

This attractively presented studio apartment has been recently refurbished throughout and is located on the first floor of a low rise purpose-built block in a quiet cul-de-sac. It includes a hallway, a living room with a bedroom area, a newly fitted kitchen and bathroom, double glazing and electric heating as specified. Additionally, there is a garage in a separate block and the property has the benefit of an extended lease.

Trident Court enjoys a convenient position in Savoy Close, branching off Tennal Road, which connects Court Oak Road with War Lane/Northfield Road. The location offers easy access to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre, along with the excellent amenities of Harborne High Street and regular transport services to the extensive leisure, entertainment, and shopping facilities of the City Centre.

The property itself 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.



Tel: 01214271974

# 11 Trident Court Savoy Close



Positioned on the first floor of a low-rise, purpose-built block, the property boasts a delightful front view and is surrounded by landscaped gardens featuring lawns, trees, and shared parking amenities. Entry is secured through a communal hallway with an intercom system, and a staircase provides access to the various floors.

An internal viewing is highly recommended to fully appreciate the details of the accommodation on offer.

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

## HALLWAY

Having security answer phone, ceiling light point and alcove cloaks/storage area with electricity fuse board.

## LIVING ROOM

3.49m max x 3.26m max (11'5" max x 10'8" max)  
Having UPVC double glazed window overlooking the communal gardens, ceiling light point, wall-mounted electric heater, laminate flooring and walk-in storage cupboard.

## BEDROOM AREA

2.26m max x 2.09m max (7'4" max x 6'10" max)  
Separated from living area by feature partition, having panelled wall detailing and ceiling light point.

## KITCHEN

2.14m max x 2.14m max (7'0" max x 7'0" max)  
Newly fitted kitchen having a range of matching wall and base units, rolltop work surfaces and composite single bowl sink drainer with mixer tap over. Integrated electric hob with electric oven below and wall-mounted extractor fan over, UPVC double glazed window overlooking the grounds, ceiling light point, plumbing for washing machine, further appliance space, laminate flooring and part complementary tiling to walls.

## BATHROOM

2.52m max x 2.16m max (8'3" max x 7'1" max)  
Having panelled bath with wall-mounted electric shower over plus mixed tap, complementary tiling to walls, hand wash basin set into vanity storage unit, wall-mounted electric heater, extractor fan and ceiling light point.  
Airing cupboard housing the hot water tank.

## OUTSIDE

There is a single garage in a separate block.

## ADDITIONAL INFORMATION

There are two drying rooms on the first floor available for the use of residents.

Service Charge - currently £498.00 per half year.

COUNCIL TAX BAND: A

Tenure: Leasehold - We are advised there are 154 years remaining on the lease.



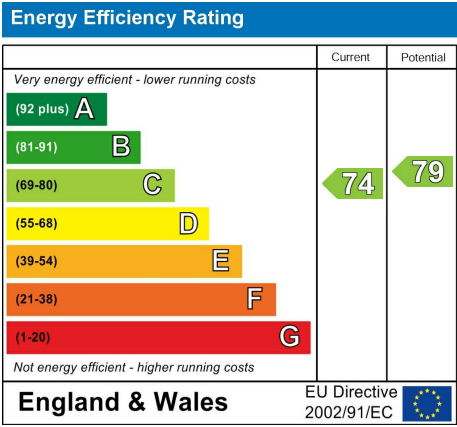
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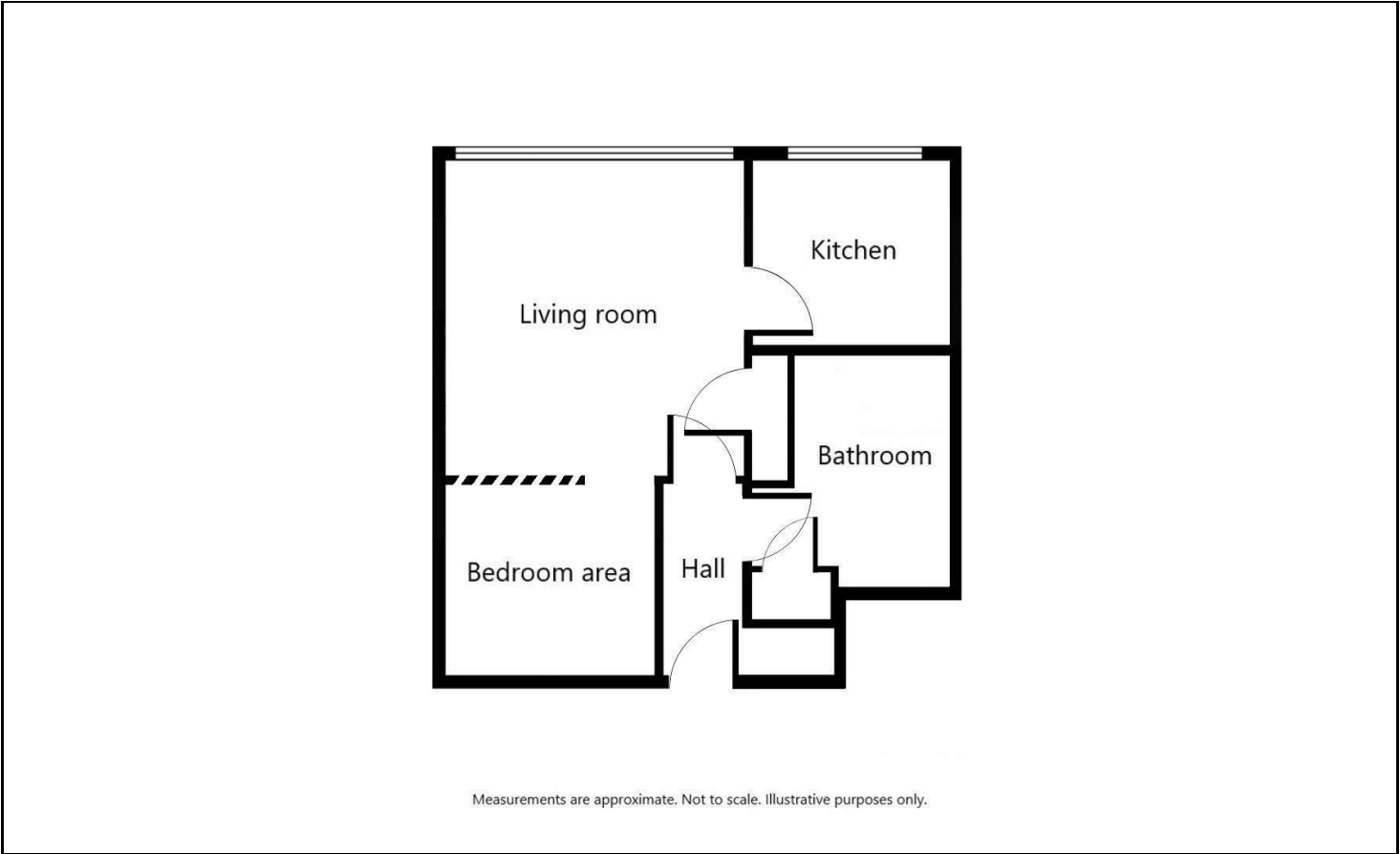
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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