



smart homes

Trident Court, Coventry Road

Yardley, Birmingham, B26 1DR

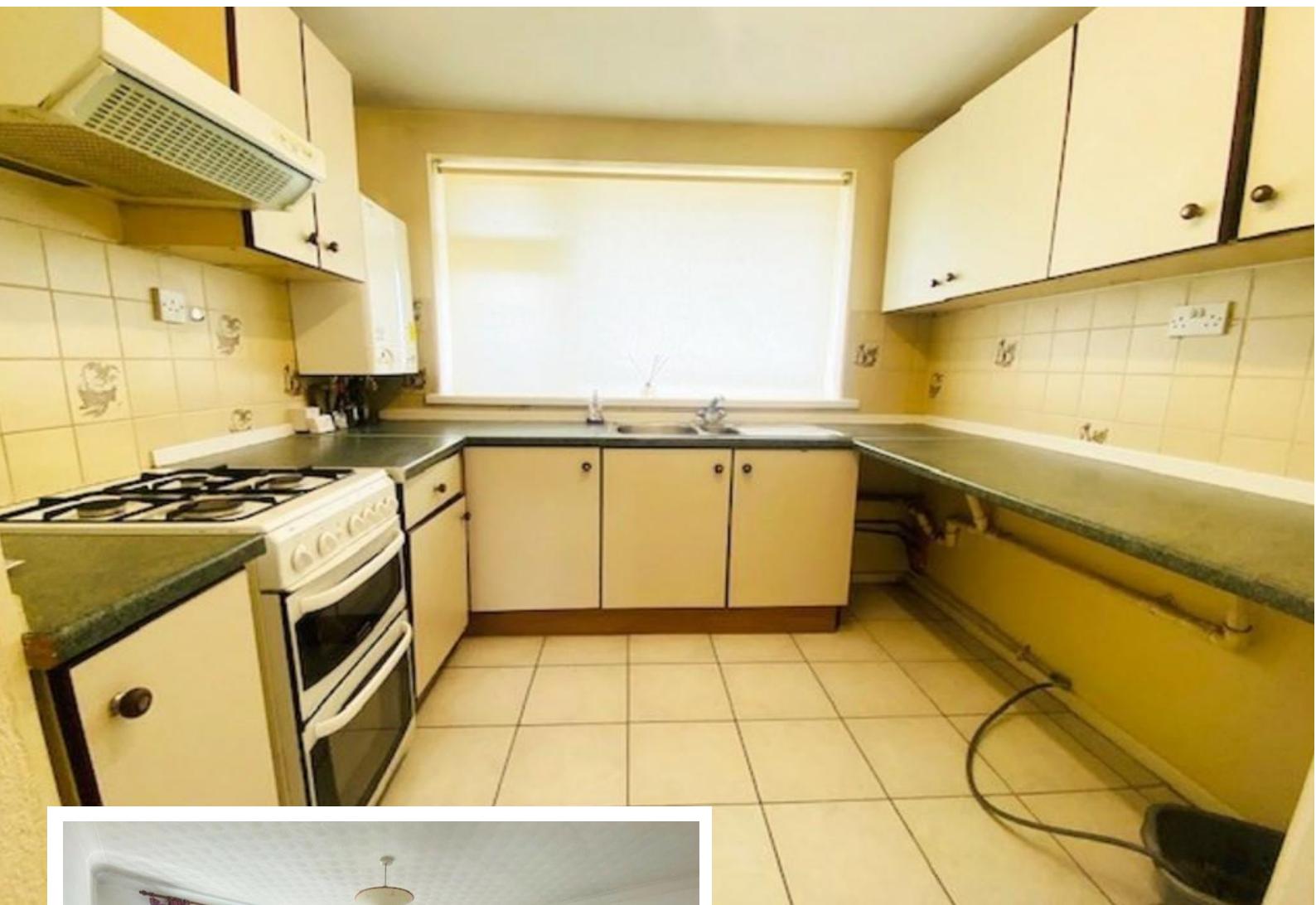
- A Two Bedroom First Floor Apartment
- Lounge/Diner
- Fitted Kitchen
- No Upward Chain

£130,000

EPC Rating - 76

Current Council Tax Band - B





Property Description

The property is set back from the road behind communal lawned areas and paved pathway extending to a covered communal glazed door giving access to a communal hallway with staircase rising to this first floor apartment with front door leading through to



Entrance Hall

With wood style floor covering, radiator, two ceiling light points and doors radiating off to



Lounge Diner to Front

11' 3" x 15' 5" (3.43 x 4.7) With coving to ceiling, wall lighting, UPVC double glazed window to front elevation, radiator and decorative fireplace



Kitchen to Rear

8' 8" x 8' 11" (2.64 x 2.72) Being fitted with wall and base units with roll edge laminate work surfaces, sink and drainer unit with mixer tap, tiling to water prone areas, tiled flooring, space and plumbing for washing machine, space for gas cooker, wall mounted Ferroli combination boiler, UPVC double glazed window to rear elevation and ceiling light point



Bedroom One to Front

11' 2" x 11' 2" (3.4 x 3.4) With ceiling light point, coving to ceiling, radiator and UPVC double glazed window to front elevation



Bedroom Two to Rear

11' 2" x 8' 11" (3.4 x 2.72) With ceiling light point, radiator and UPVC double glazed window to rear elevation

Bathroom

7' 1" x 6' 6" (2.16 x 1.98) Being fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with an electric Triton shower over, inset ceiling spotlights, tiling to water prone areas, tiled flooring, radiator and door to useful built in airing/linen cupboard

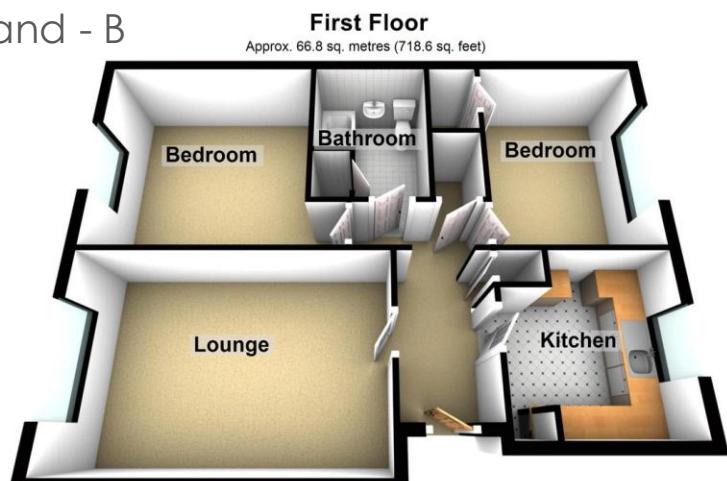
Garage

Being set in a separate gated block

The apartment benefits from well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 115 years remaining on the lease, a ground rent of approx. £40 per annum and a service charge of approx. £1,200 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



Total area: approx. 66.8 sq. metres (718.6 sq. feet)

