Connells

Trident Close
Erdington Birmingham

Trident Close
Erdington Birmingham B23 5TB

for sale
£160,000

Property Description

A well presented and refurbished two bedroom second floor apartment located in a quiet cul-de-sac location, close to main road and train transport links and access to local amenities. The property benefits from having communal gardens and communal parking, the parking is to the front and to the side of the building. The accommodation comprises a communal hallway with secure entry intercom system, there is a private hallway with doors giving access into a good sized lounge/diner having Juliette balcony, the kitchen is a modern refitted kitchen and has space for a dining table. There are two double bedrooms and a family bathroom. The property benefits from having storage heating and double glazing.

Communal Hallway

Having secure entry intercom system giving access into the communal hallway with stairs leading to the second floor landing, door leads into the private accommodation.

Private Hallway

Having laminate floor, door into built-in storage cupboard providing excellent storage space and door to second storage cupboard housing the hot water tank and providing storage, doors lead off to the two bedrooms, the bathroom and the lounge/kitchen/diner.

Lounge/Kitchen/Diner

Lounge Area

13' 1" x 9' 9" (3.99m x 2.97m)

Having double glazed French doors to the front giving access to the Juliette balcony, TV aerial point and panel heater to the wall, laminate floor and open access to the kitchen/diner.

Kitchen/Diner

13' 4" x 8' 9" (4.06m x 2.67m)

Briefly comprising a modern refitted kitchen to a high specification, having fitted base units with square edge work surfaces over and fitted matching wall units, sink and drainer unit with mixer tap over, decorative splash back tiling, built-in electric hob, built-in electric oven, built-in cooker hood and extractor fan, space for a fridge/freezer, space and plumbing for a washing machine, laminate flooring, coving to ceiling and good sized space for a table.

Bedroom 1

16' 11" maximum x 9' 8" (5.16m maximum x 2.95m)

Having double glazed French doors to the Juliette balcony, storage heater to wall and laminate flooring.

Bedroom 2

11' 10" x 6' 10" (3.61m x 2.08m)

Having double glazed window, panel heater to wall and laminate flooring.

Family Bathroom

Having panelled bath with rainfall and hand-held shower over, low level flush WC, wash hand basin, wall mounted heated towel rail radiator, extractor fan, built-in wall heater, Dimplex heater to wall and tiled flooring.

Outside

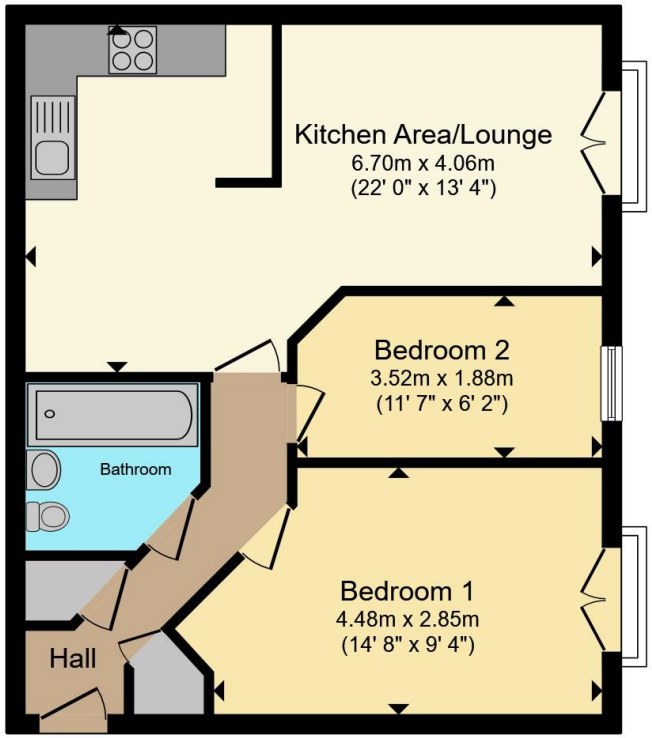
Communal Gardens

The property benefits from having communal gardens with gardens laid to lawn to the front and to the rear.

Communal Parking

The block benefits from communal parking on a first come first served basis to the front and to the side of the building.

Potions
Bits & Pieces



Total floor area 52.9 m² (569 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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4/6 High Street
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EPC Rating: C

Council Tax Band: A

Service Charge: 1236.00

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311489

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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