



Trident Court

Yardley

B26 1DR

Asking Price Of **£140,000**

Two Spacious Double Bedrooms

Duplex Apartment

Prime Sheldon Location

Separate Kitchen



Property Description

DESCRIPTION This idyllic two bedroom duplex apartment is situated within the well-sought after Sheldon location. Briefly comprising of; spacious entrance hallway with ample storage, separate kitchen with integrated appliances, large living room with stairs leading to the first floor, boasting two double bedrooms and a family bathroom.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

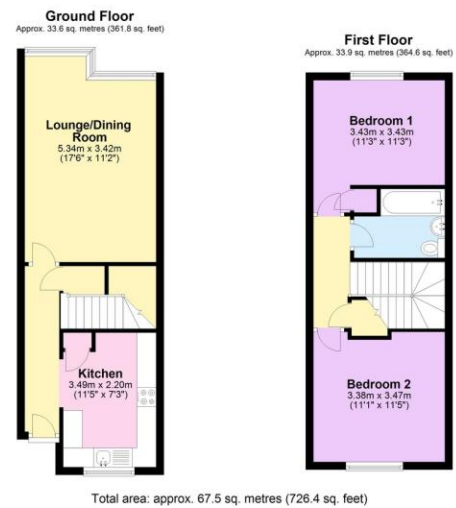
Council Tax Band -

Service Charge - £1,200 per annum.

Ground Rent - TBC

Ground Rent Review Period - TBC

Floor Layout



Total approx. floor area 726 sq ft (67 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements