

# 39 Cotton Lane

**Moseley, Birmingham, B13 9SB**

**Offers In The Region Of £465,000**

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****STUNNING FOUR BEDROOM DETACHED HOME WITH NO UPWARD CHAIN!** This lovely four bedroom modern detached home on the popular Cotton Lane, offers excellent access to nearby Moseley Village with all its associated amenities such as: Cafes, coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre, via frequent bus services or Moseley Train Station. (Just 12 minutes to Birmingham New Street station from Moseley station by train.) The property benefits from double glazing and central heating and the accommodation briefly comprises of: front garden and driveway, entrance hallway, downstairs WC, living room, stunning kitchen/diner with patio doors, garage access from kitchen and a beautiful rear garden. To the first floor there are four bedrooms and a family bathroom. The property also benefits from no upward chain. To arrange your viewing to fully appreciate this home on offer please contact our Moseley office.**







### Approach
The property is approached via a front fore garden and a tarmac driveway and pathway leading to front entrance door with four glazed opaque windows opening into:

### Hallway
With stairs giving rise to the first floor accommodation and doors opening into:

### Downstairs WC
2'10" x 5'5" (0.87 x 1.66)
With low flush WC, wall mounted sink with mixer tap over, double glazed opaque window to the front aspect, tiling to flooring and ceiling spotlights.

### Living Room
11'8" x 15'4" (3.57 x 4.69 )
With double glazed bay window to the front aspect, central heating radiator and ceiling spotlights.

### Kitchen/Dining Room
18'8" x 12'6" (5.69 x 3.82)
With wall and base units with work surface, double sink and drainer with mixer tap over, incorporating Zanussi cooker, hob and extractor, wall mounted Worcester boiler, space for fridge freezer and double glazed patio doors giving access to the rear garden.

### Garage
8'0" x 16'7" (2.45 x 5.08)
With central heating radiator, double glazed opaque window with an accompanying door to the rear aspect, ceiling strip light and metal up and over door.

### First Floor Landing
From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, double glazed opaque window to the side aspect and doors opening into:

### Bedroom One
11'5" x 11'5" (3.49 x 3.49)
With double glazed window to the front aspect, central heating radiator and ceiling light point.

### Bedroom Two
11'5" x 9'5" (3.48 x 2.88)
With ceiling spotlight, central heating radiator and double glazed window to the rear aspect.

### Bedroom Three
7'1" x 8'2" (min) x 11'5" (max) (2.16 x 2.50 (min) x 3.49 (max))
With over stairs cupboard providing useful storage, ceiling light point, central heating radiator and double glazed window to the front aspect.

### Bedroom Four
9'10" x 7'1" (3.01 x 2.16)
With central heating radiator, ceiling spotlight and double glazed window to the rear aspect.

## Bathroom
8'3" x 6'10" (2.54 x 2.10)

With tiling to flooring, tiling to splash backs, bath with mixer tap over, low flush WC, sink in vanity unit with mixer tap over and storage below, walk-in shower cubicle with shower attachment above, ceiling light point, ceiling mounted extractor fan and central heated towel rail.

## Rear Garden

With a paved patio area, leading to lawn turfed area, fencing surround and mature trees and shrubs to side.

## Council Tax Band

According to the Direct Gov website the Council Tax Band for 39 Cotton Lane, Moseley, Birmingham, West Midlands, B13 9SB is band D and the annual Council Tax amount is approximately £2,237.00 subject to confirmation from your legal representative.

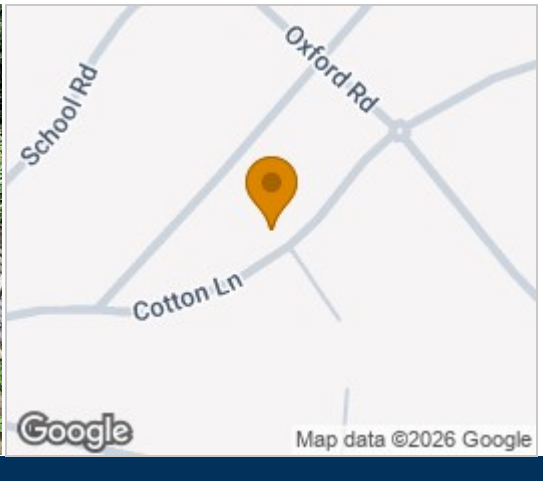














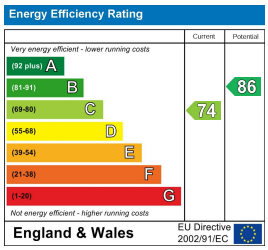

## Floor Plan

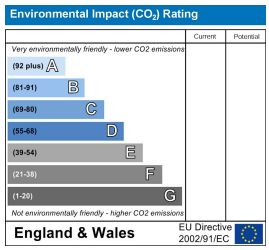



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**1. Additional Services / Referral Fees**

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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