



82 COTTON LANE
MOSELEY, BIRMINGHAM B13 9SE

Robert Powell
RESIDENTIAL SALES & LETTINGS



82 COTTON LANE

£995,000

MOSELEY

A handsome Arts and Crafts detached house offering an impressive 3,407 sq ft (316 sq m) of well presented, spacious accommodation set in a South East facing plot. Chain Free.

Situation

Moseley is fortunate to have a wealth of beautiful parks and public open spaces within easy reach.

Cannon Hill Park, Moseley Park and Pool nearby is an 11-acre private park, set around a beautiful lake. Membership is inexpensive, as are the fees for Chantry Road **Tennis Club** and the **Moseley Park Angling Club**. **Highbury Park** is within a few hundred meters of the property with 42 acres of mature parkland set around the grounds of Joseph Chamberlain's former home at Highbury Hall. **Edgbaston County Cricket Club** is just down the road and both Edgbaston and **Moseley Golf Clubs** are nearby.

As well as its proximity to the city centre, Moseley is also ideally located for access to the Midlands motorway network. There are several sought-after local primary and secondary schools.

Description

82 Cotton Lane has a wealth of attractive Arts & Crafts features including a beautifully imposing stained glass **Wheel Window**. The house is entered via an open **Oak Porch** and through a pair of **Storm Doors** to a part glazed **Inner Door**. The Reception Hall is an excellent size revealing a superb Minton floor, deep cornices and decorative door architraves. There is an under-stairs Cloaks with a Wet Room facility. There is a formal Sitting Room to the front with a bay window and stone fireplace. To the rear is a splendid open plan Kitchen/Dining Room with a modern log burner, and full height and length bi-fold door allowing maximum natural light to pour into the room. The Kitchen is fitted with a range of slate grey matt deep base and wall units

contrasted against a white work surface. There is an integrated dishwasher, wine cooler and large Rangemaster hob and ovens. The large breakfast bar with overhead pendant lighting ensures a wonderfully sociable space. A door off the kitchen leads to a large **Utility Room**, and along the passageway the **Bathroom and Laundry Room**.

The **Master Bedroom** has a large casement window overlooking the rear garden and exposed brick. A door leads to a fitted **Dressing Room** through to the superbly finished **En suite Bathroom** with a freestanding double ended bath and large walk in shower enclosure, WC, basin, a chrome ladder style towel radiator, tiled floor and walls, and exposed brick.

Bedrooms Two and Three have casement windows to the front and good sized **En suite Shower Rooms**. Upon reaching the Second Floor **Bedroom Four/Cinema Room** is an excellent size with **Bedroom Five** with an **En-suite Shower Room**.

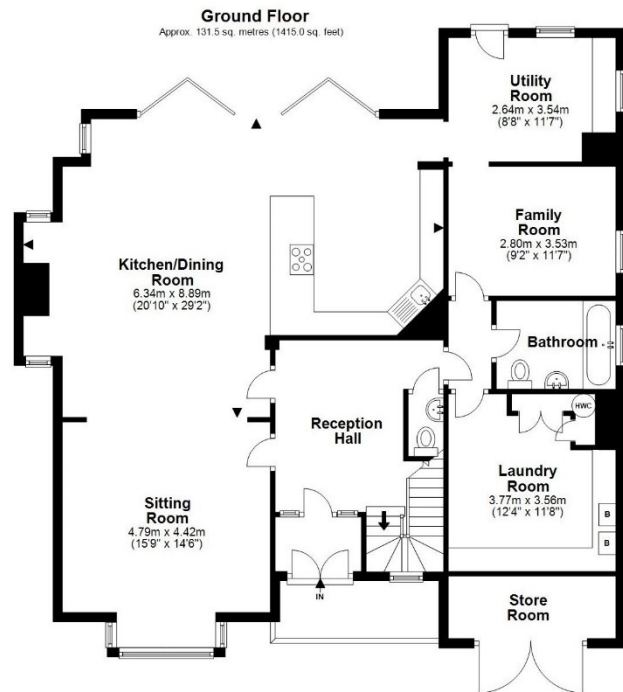
Outbuilding

To the right-hand side of the house ancillary accommodation has been created to provide flexible additional living/amenity space. There is a **Kitchenette**, and **Ensuite Shower Room** and makes for an ideal home office, studio or gym or even overflow accommodation. To the front is a good sized driveway for several cars, at the rear a large **South East Facing Garden** with a Sun Terrace. There is a comprehensive zoned alarm system as well as a **CCTV system**.

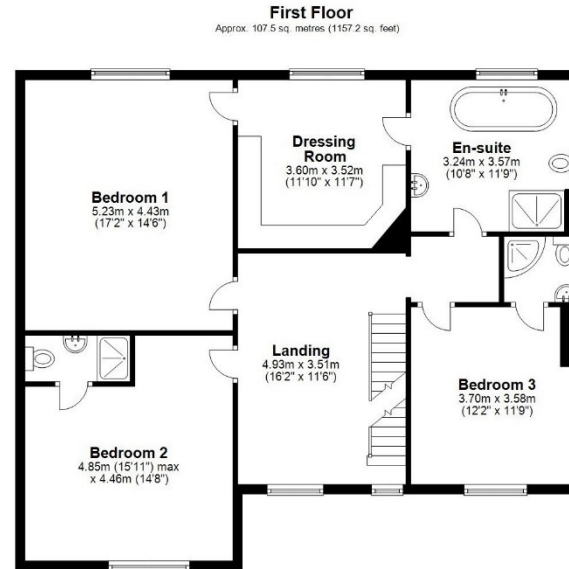
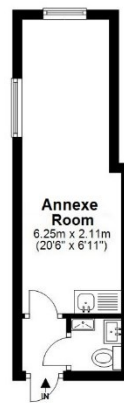
Council Tax: Band G



To view this property call Robert Powell on **0121 454 6930**

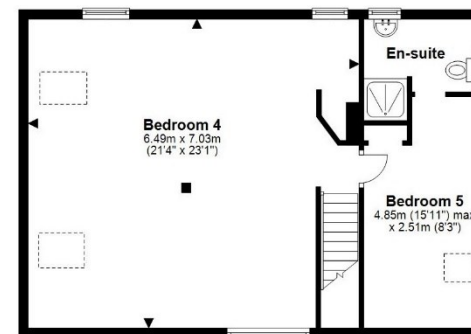


Annexe
Approx. 14.9 sq. metres (160.6 sq. feet)



Second Floor
Approx. 62.7 sq. metres (674.7 sq. feet)

second floor has some reduced head height



Total area: approx. 316.6 sq. metres (3407.7 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
Area excludes any white filled walls
For more information please contact the agent

82 Cotton Lane, Moseley, Birmingham



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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