

Cotton Lane,



£245,000

Cotton Lane,

- Apartment Flat
- 2 Bedrooms
- Off-Road Parking
- Ideal Buy to Let
- Reception Room
- Impressive Kitchen/Diner
- Communal Garden
- Ideal Family Home

Tenure: Leasehold

Council Tax Band: D

Welcome to this charming apartment located on Cotton Lane in the desirable area of Moseley. This well-lit flat, built in 2002, offers a generous living space of 949 square feet, making it an ideal home for individuals or small families seeking comfort and convenience.

The impressive lounge/dining room is a light and airy living space with double glazed picture window to the front, two matching windows to the side elevation and a panelled door leads to the kitchen.

The apartment features two spacious bedrooms, providing ample room for relaxation and rest. With two modern bathrooms, you will enjoy the luxury of privacy and convenience, ensuring that morning routines run smoothly. The impressive kitchen is a standout feature, designed to cater to both culinary enthusiasts and those who appreciate a stylish space for meal preparation.

Situated in a great location, this property benefits from the vibrant community of Moseley, known for its eclectic mix of shops, cafes, and parks. Residents can enjoy the charm of local amenities while being well-connected to the wider city.

This apartment is perfect for those looking for a contemporary living space in a sought-after area. With its thoughtful layout and modern features, it presents an excellent opportunity for anyone wishing to make a home in Moseley. Don't miss the chance to view this delightful property and experience all it has to offer.

Directions

Reception Room

6.06m x 4.31m (19'11" x 14'2")

Double glazed window to front, Double glazed Velux windows, carpet flooring, wall mounted radiator, ceiling lights, skirting

Kitchen

3.37m x 3.70m (11'1" x 12'2")

Double glazed window to front, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

Bedroom 1

4.42m x 2.99m (14'6" x 9'10")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes, En-suite

En-suite

1.86m x 2.24m (6'1" x 7'4")

Privacy double glazed window to side, Lino flooring, wall tiles, shower unit, pedestal sink with separate taps, heated towel rail, extractor fan

Bedroom 2

3.63m x 3.55m (11'11" x 11'8")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

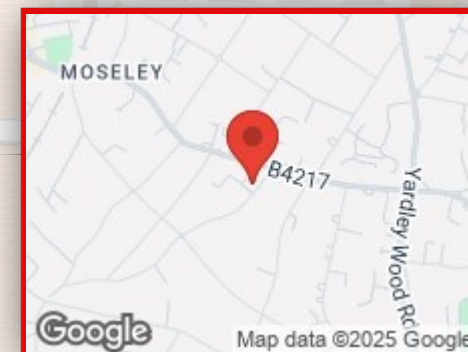
Bathroom

1.86m x 2.66m (6'1" x 8'9")

Lino flooring, wall tiles, bathtub with separate taps, shower unit over bath, pedestal sink with separate taps, heated towel rail, extractor fan

Communal Garden

Spacious garden, laid lawn, Hedge shrubs



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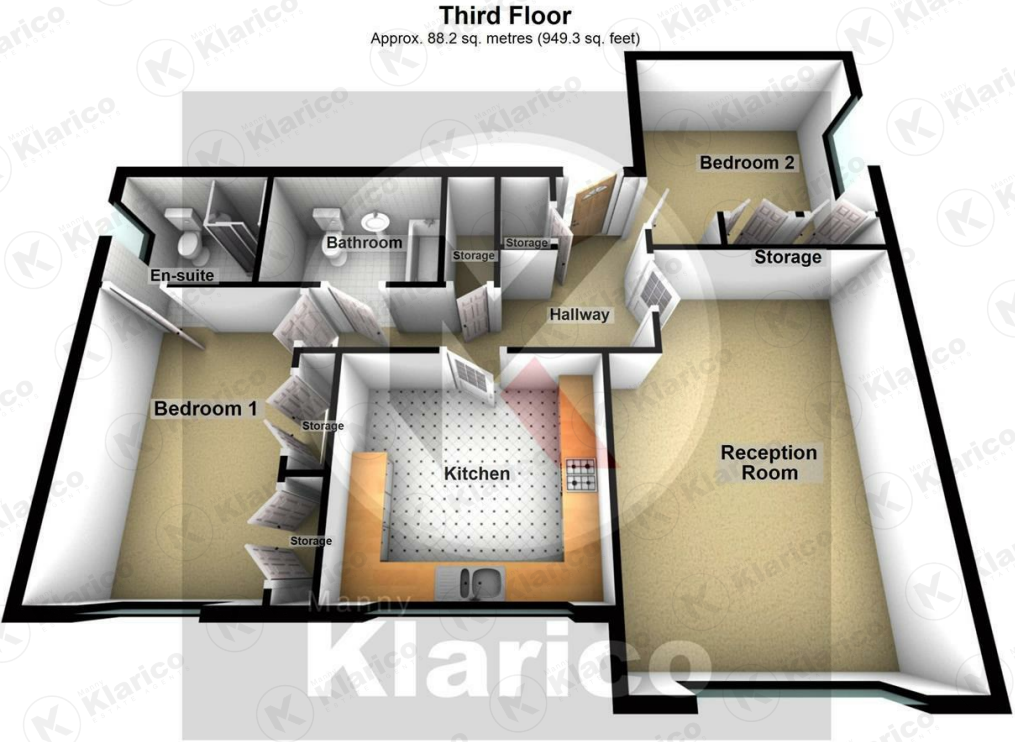


Cotton Lane,



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Third Floor
Approx. 88.2 sq. metres (949.3 sq. feet)

Total area: approx. 88.2 sq. metres (949.3 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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