



## Flat 3 81 Cotton Lane

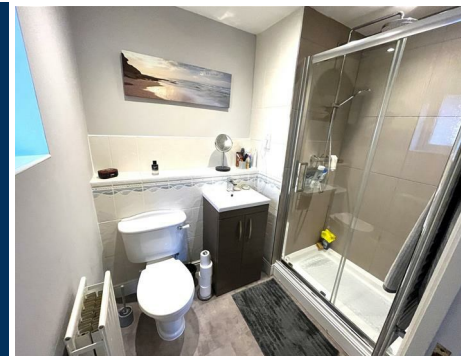
Moseley, Birmingham, B13 9SE

£250,000 Guide Price





**\*\*LOVELY GROUND FLOOR TWO BEDROOM FLAT WITH NO UPWARD CHAIN!!\*\*** We are pleased to offer this very well proportioned two double bedroom ground floor apartment, located just off the Wake Green Road in Moseley. Offering excellent access into Moseley Village with all of its associated amenities including cafes, bars, restaurants, shopping facilities and local transport links into the City Centre and benefit of the upcoming opening of the train stations in both Kings Heath and Moseley, which are due to open soon. The property benefits from double glazing and central heating with the further accommodation briefly comprising; Communal gardens, parking and entrance, entrance hallway, spacious living room with patio doors leading to communal gardens, kitchen, two bedrooms with bedroom one benefits from an en-suite shower room and a further apartment bathroom. The property also benefits from one allocated parking space and no upward chain. Energy Efficiency Rating C. To arrange your viewing of this superb apartment please call our Moseley office on; 0121 442 4040.



#### Approach

Via a secure front entry door with a security intercom system opening into communal hallway with door opening into:

#### Hallway

With laminate wood effect floor covering, two ceiling light points, wall mounted intercom telephone system, central heating radiator, door opening into useful storage cupboard, further door opening into storage cupboard housing the water tank and door opening into:

#### Living Room

14'1" max x 19'4" max (4.30 max x 5.90 max)

With laminate wood effect floor covering, double glazed window and accompanying patio doors giving access to the communal area, two further double glazed windows to the side aspect, two central heating radiators, inset gas fire and two ceiling light points.

#### Kitchen

10'2" x 12'2" (3.11 x 3.72)

With tiled flooring, a selection of matching wall and base units with integrated oven with four ring 'Hisense' electric hob and extractor over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, double glazed window to the rear

aspect, space for fridge freezer, washing machine, tiling to splash back areas, ceiling spotlight points and cupboard housing 'Worcester' central heating boiler.

#### Bedroom One

14'6" x 9'10" (4.42 x 3)

With two sets of double doors opening into wardrobe, double glazed window to the rear aspect, ceiling light point, central heating radiator and door opening into:

#### En-Suite Shower Room

5'10" x 7'4" (1.78 x 2.26)

With tiled flooring, tiling to splash back areas, low flush WC, wash hand basin in vanity unit with mixer tap over, walk-in shower cubicle with tiling to splash back areas, ceiling spotlight points, ceiling mounted extractor fan, double glazed obscure window to the side aspect and central heating radiator.

#### Bedroom Two

10'11" x 11'6" (3.35 x 3.53)

With continued laminate wood effect floor covering, double glazed window to the side aspect, doors opening into wardrobe, ceiling light point and central heating radiator.

### Bathroom

5'11" x 8'7" (1.81 x 2.64)

With decorative tiled flooring, tiling to splash back areas, central heating radiator, low flush wc, wall-mounted sink with mixer tap over, walk-in shower cubicle with shower attachment above, ceiling spotlights and ceiling mounted extractor fan.

### Communal Grounds

With beautiful communal gardens offering seating areas and a children's playground and a allocated parking space.

### Tenure

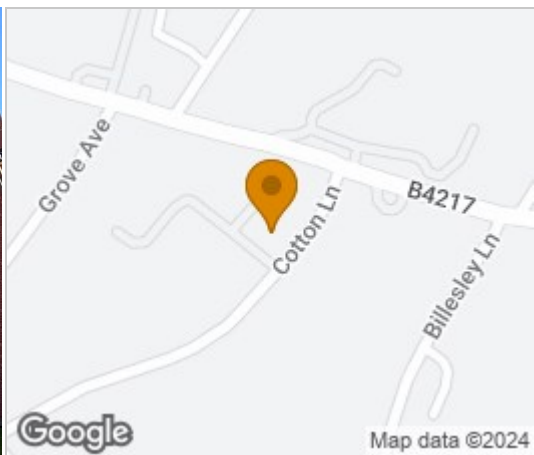
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 103 years, the ground rent is approximately £387.00 per annum and the service charges are approximately £2,340.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 3, 81 Cotton Lane Moseley, Birmingham, B13 9SE is band D and the annual Council Tax amount is approximately £1,905.73 subject to confirmation from your legal representative.

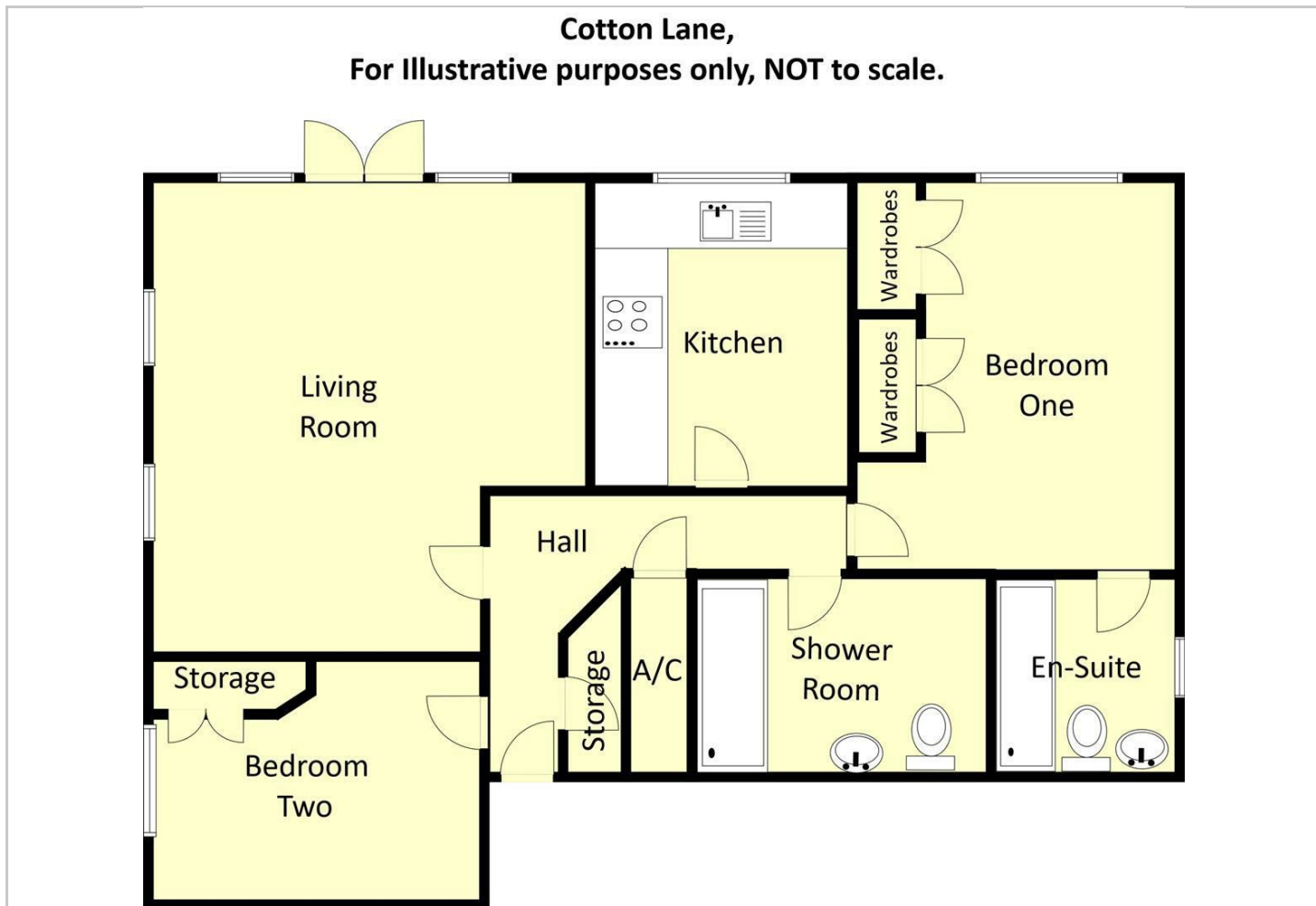






## Floor Plan

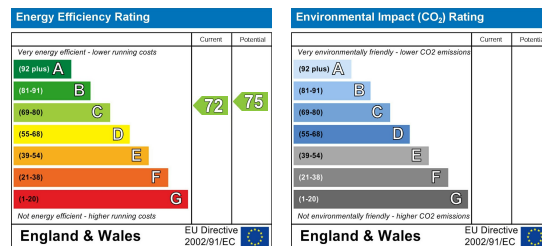
**Cotton Lane,**  
For illustrative purposes only, NOT to scale.



## 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.