



33 Cotton Lane

Moseley, Birmingham, B13 9SB

Offers Over £485,000



Lovely modern semi-detached three bedroom family home in a prime location on Cotton Lane with excellent access to all the nearby points of interest including: Moseley Village with all of its well renowned amenities including shops, restaurants, bars and independent shops and transport links not too far away into the City Centre and the surrounding areas plus both of the upcoming Moseley and Kings Heath train stations. Moseley Park and Pool, Cannon Hill Park, Highbury Park, Edgbaston cricket ground, MAC Theatre and QE Hospital in close proximity. The property is also located in the catchment area for some outstanding schools including Moseley C of E. This amazing home has central heating and double glazing and the following well planned accommodation comprises ; front driveway, entrance hallway, through lounge, front reception room, kitchen, utility/downstairs WC and access to a landscaped rear and side garden. To the first floor there are three bedrooms, one with an en suite shower room, and a family bathroom. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer, please call our Moseley office or feel free to visit the website for more information.



Approach

The property is approached via a block paved driveway with stone frontage with mature trees leading to a composite front entry door with a accompanying double glazed window opening into:

Hallway

With wooden flooring, central heating radiator, coving to ceiling, ceiling light point, stairs giving rise to the first floor landing and doors opening into:

Reception Room One

7'6" x 14'7" (2.30 x 4.46)

With central heating radiator, continued wooden flooring, ceiling light point and dual aspect windows to the front and side aspects.

Kitchen

8'0" x 15'7" (2.46m x 4.75m)

With light wood effect wall and base units with marble effect worksurfaces, integral double oven, gas hob and extractor, one and a half bowl sink with mixer tap over, tiling to splash back, built-in dishwasher, tiling to floor, central heating radiator, two double glazed windows to the rear aspect, door leading to rear garden and door opening into pantry and further door opening into;

Utility/Downstairs WC

6'2" x 8'7" into recess (1.88m x 2.64m into recess)

With Belfast sink in unit with mixer tap over, low flush WC, central heating radiator, wall unit. wall-mounted combination 'Worcester' boiler, double glazed obscured window to the side aspect, continued tiling to flooring and space for washing machine.

Through Lounge and Dining Area

total length 31'2" (total length 9.50)

Living Area

12'9" x 10'11" (3.91 x 3.33)

With continued wood flooring, coving to ceiling, ceiling light point, inset log effect gas fire, central heating radiator and double glazed bay window to the front aspect.

Dining Area

13'10" x 10'10" (4.23 x 3.31)

With continued wood flooring, ceiling light point, central heating radiator, coving to ceiling, double glazed patio doors with accompanying windows giving access to the rear garden.

First Floor Accommodation

From hallway, stairs give rise to the first floor landing with ceiling light point, loft access point, double glazed window to the side aspect and doors opening into:

Bedroom One

16'0" into bay x 10'11" (4.89 into bay x 3.33)

With double glazed bay window to the front aspect, ceiling light point, coving to ceiling, central heating radiator and door opening into:

En-Suite Shower Room

2'10" x 6'8" (0.88 x 2.04)

With walk-in shower cubicle with shower over, wall mounted basin with mixer tap over, low flush WC, double glazed opaque window to the front aspect, ceiling spotlight and extractor fan.

Bedroom Two

14'6" into bay x 10'11" (4.43 into bay x 3.34)

With double glazed bay window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three

10'0" x 14'6" max (3.05 x 4.44 max)

With double glazed window to the front aspect, two ceiling light points and central heating radiator.

Bathroom

8'11" x 8'0" (2.74 x 2.46)

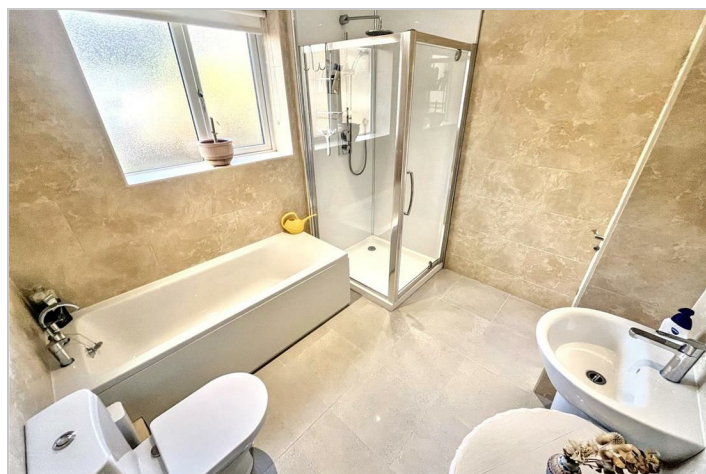
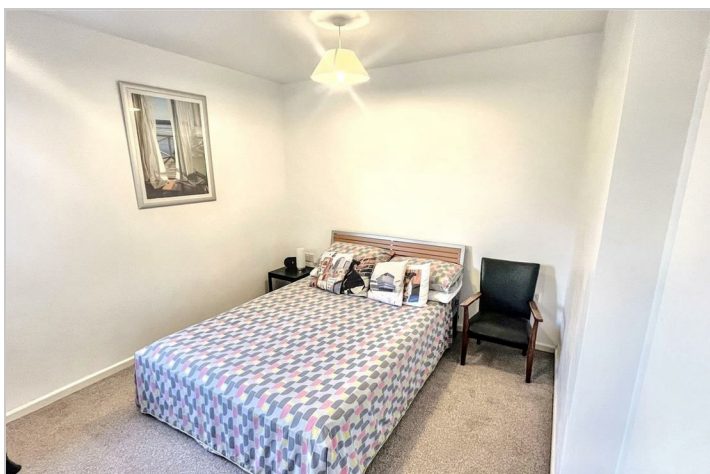
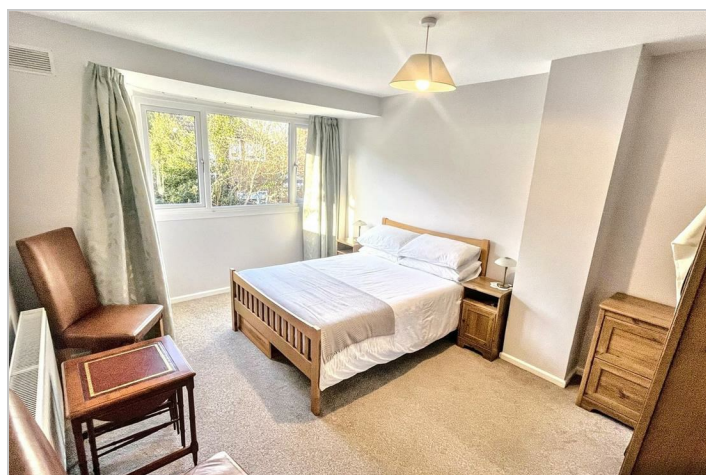
With tiling to flooring, tiling surround, underfloor heating, four piece bathroom suite comprising walk-in shower cubicle with rainfall shower over, panel bath with mixer tap over, low flush WC, pedestal wash hand basin, with mixer tap over, ceiling spotlights, double glazed opaque window to the rear aspect, ceiling extractor fan and central heating towel rail.

Rear Garden

A landscaped rear garden with front to rear access, paved patio area leading to landscaped stone chipping area with planted sleepers, space for shed and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 33 Cotton Lane Moseley, Birmingham, B13 9SB is band D and the annual Council Tax amount is approximately £2,083.76, subject to confirmation from your legal representative.





Floor Plan

Cotton Lane - NOT TO SCALE - For illustrative purposes only



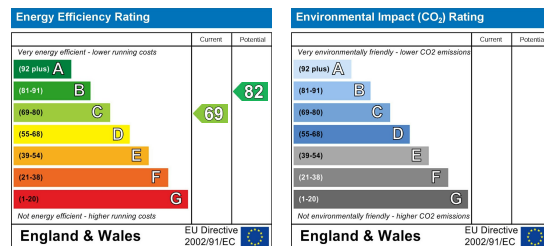
Cotton Lane - TO SCALE ONLY - For illustrative purposes only



Viewing

Please contact our Rice Chamberlains 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.