

Cottons

CHARTERED SURVEYORS

118 Swanshurst Lane, Moseley,
Birmingham, B13 0AN

Offers in the Region Of
£350,000



- Traditional Semi-Detached Family Home
- Three Bedrooms
- Kitchen
- EPC Rating: E
- Two Reception Rooms
- First Floor Bathroom

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A SPACIOUS traditional semi-detached family home in a HIGHLY DESIRABLE RESIDENTIAL LOCATION, REQUIRING MODERNISATION.

Viewings are VITAL to appreciate the potential and location on offer. Benefiting from majority UPVC double glazing and gas central heating, this ideal family home comprises; driveway, hallway, two reception rooms, kitchen, rear utility lean to incorporating outbuilding and side passageway, three good size bedrooms, bathroom and rear garden.

Offered with NO UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

D

EPC Rating

E

ACCOMMODATION

Location

The property is set back behind a front driveway off Swanshurst Lane in residential location, conveniently situated;

- Circa. 0.6 miles from Hall Green Train Station.
- Circa. 1.6 miles from Moseley Village.
- Circa. 1.7 miles from Kings Heath High Street.
- Circa. 4.1 miles from Birmingham City Centre.

Description

A traditional two storey semi-detached dwelling constructed circa. 1930s of brick wall construction surmounted by a tile pitched roof.

The property is in need of modernisation.

The majority of windows are UPVC frames with sealed double-glazed units and the property has a gas fired central heating system with

radiators in all principal rooms which runs from a gas fired boiler located in the kitchen.

Accommodation

Please refer to the floor plan for room measurements.

Ground Floor

Hallway, front reception room, rear reception room, W.C., kitchen, rear lean to/utility room incorporating brick built outbuilding and side passageway.

First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single), bathroom with W.C.

Outside

Front - Driveway and garden. Rear - Garden.

Availability

The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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118 Swanshurst Lane

Approximate Gross Internal Area
= 109.4 sq m / 1177 sq ft

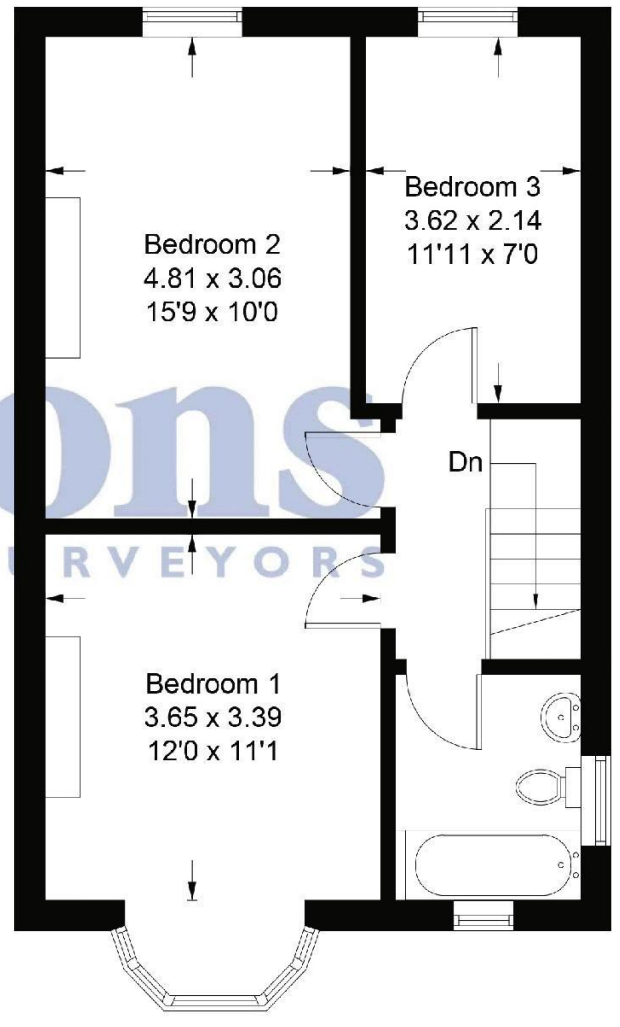
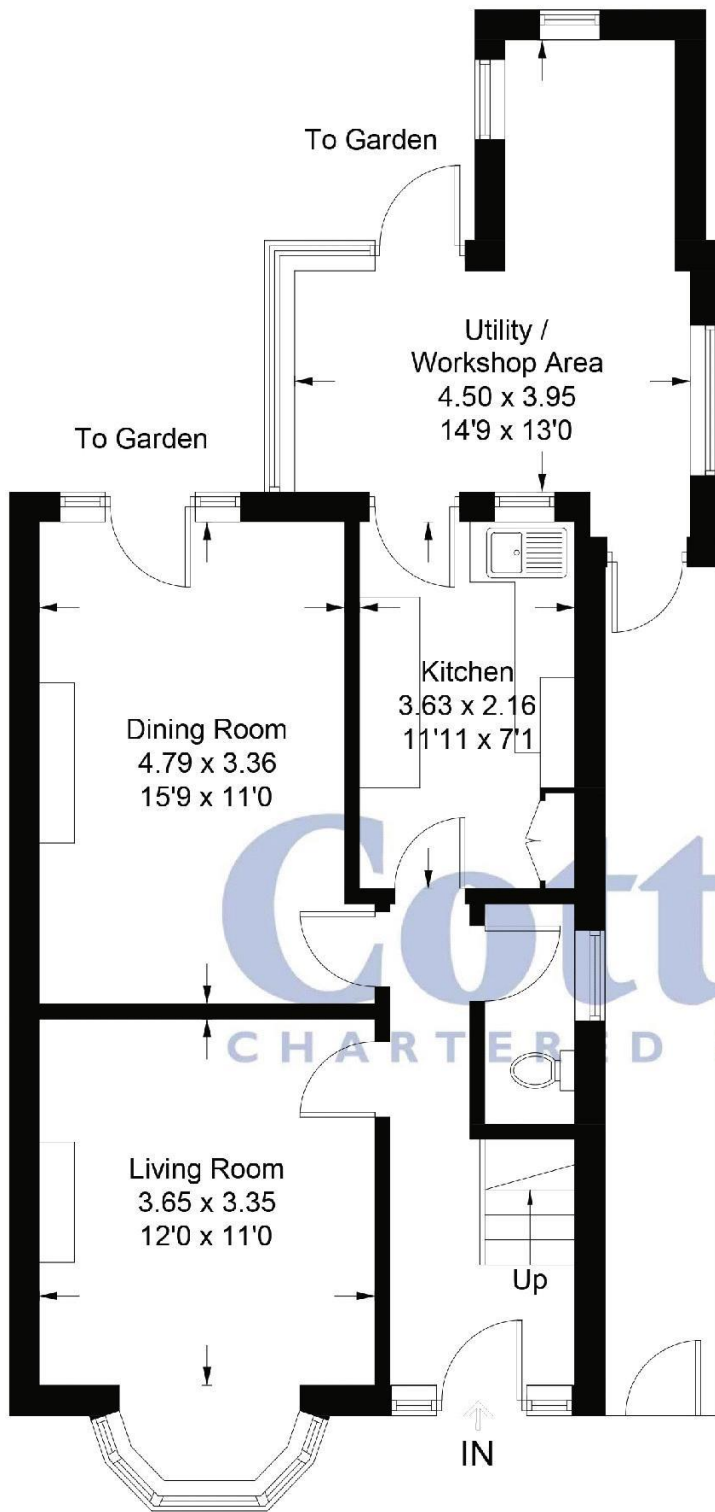


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