

# Cottons

CHARTERED SURVEYORS

474 Tessall Lane, Northfield,  
Birmingham, B31 5EY

Offers in the Region Of  
£180,000



- Traditional Extended Semi-Detached Cottage
- Two Double Bedrooms
- Driveway
- EPC Rating: D
- Two Reception Rooms
- Rear Garden

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

An EXTENDED and WELL PRESENTED traditional semi-detached cottage in a convenient residential location. Viewings VITAL to appreciate quality of accommodation on offer. Benefiting from uPVC double glazing and gas central heating, this ideal first time purchase comprises; driveway, spacious living room, sitting room, kitchen, downstairs bathroom with shower, two double bedrooms and private garden.

Offered with NO UPWARD CHAIN.

### Property Tenure

Freehold

### Council Tax Band

B

### EPC Rating

D

### Location

The property is located in a popular suburban area within Northfield in a residential location, conveniently situated circa:

- 0.8 miles from Longbridge Town Centre.
- 1 mile from Longbridge Town Centre.
- 2.5 miles from Junction 4 of the M5.
- 6.8 miles from Birmingham City Centre.

### Description

A traditional two storey semi-detached house of traditional brick construction with a tiled pitched roof.

The property has been historically extended and is predominately in a well-presented condition throughout. Benefiting from uPVC double glazing and combi gas central heating.

### Accommodation

Please refer to floor plan for room measurements.

### Ground Floor

Spacious living room, sitting room with vaulted ceiling and skylight, kitchen, bathroom with bath having shower over and WC.

### First Floor

Stairs and landing, bedroom one (double), bedroom two (double).

### Outside

To the front a driveway and to the side a private 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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## 474 Tessall Lane

Approximate Gross Internal Area = 76.1 sq m / 819 sq ft

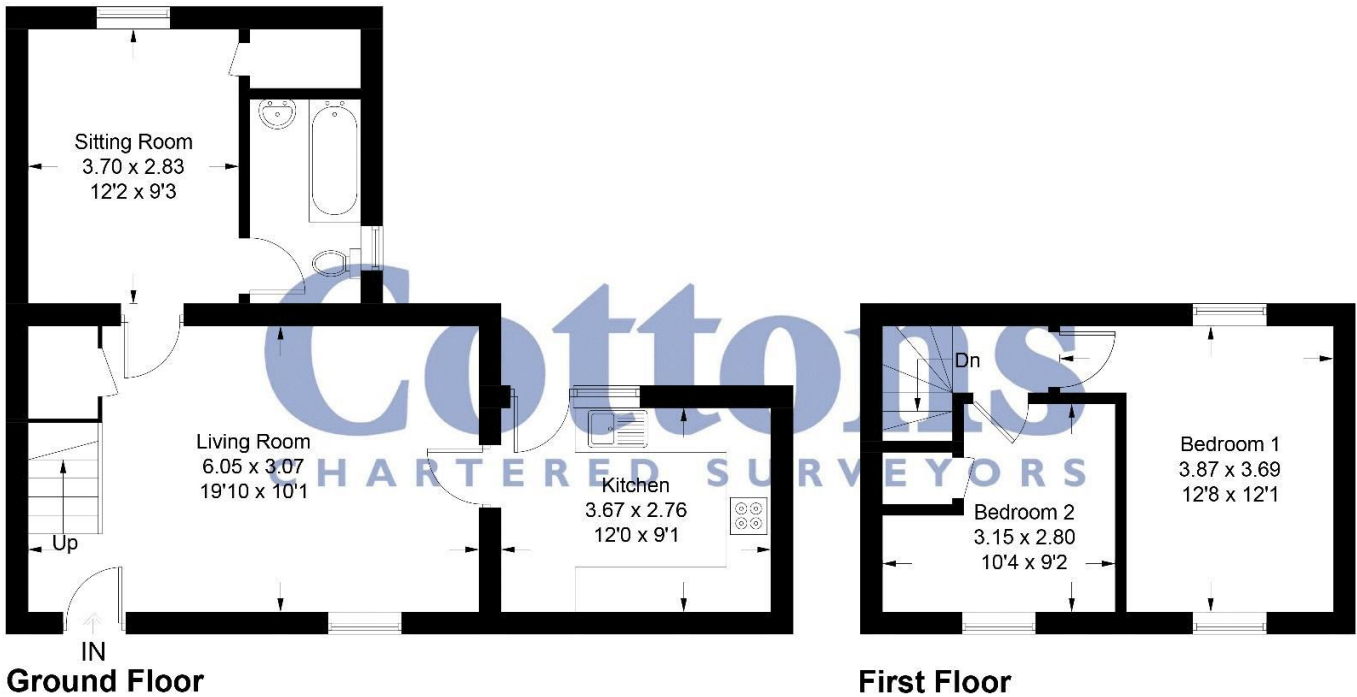


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This plan is for illustration purposes only and may not be to scale or representative of the property.

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