

for sale

offers in excess of **£205,000** Leasehold



Cotton Lane Birmingham B13 9SE

This GROUND FLOOR spacious apartment is located close to the desirable location of MOSELEY VILLAGE. The apartment has TWO DOUBLE BEDROOMS, a large lounge, good-sized kitchen, family bathroom and EN-SUITE. The property has ALLOCATED PARKING, communal gardens and intercom entry.

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Property Details

Communal Entrance

With security entry system.

Entrance Hall

storage cupboard, hot water tank, doors to

Lounge 20' 1" x 14' 1" (6.12m x 4.29m)

Double glazed window to front, double glazed windows to side, wall mounted radiators, fire place, door to

Kitchen 14' 2" x 6' 11" (4.32m x 2.11m)

Double glazed window to rear, fitted kitchen with fridge/freezer, one and half sink with drainer, oven with gas hob and extractor hood, a range of wall and base units.

Bedroom One 15' 7" x 9' 8" (4.75m x 2.95m)

Double glazed window to front, wall mounted radiator, storage cupboards/wardrobes.

Bedroom Two 10' 3" x 10' 7" (3.12m x 3.23m)

Double glazed window to front, wall mounted radiator, storage cupboard.

Bathroom

Double glazed window to rear, hand wash basin, low level W.C., bathtub with hand held shower, wall mounted radiator.

External

Communal gardens, residents parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 443 3357
E kingsheath@connells.co.uk

93 High Street Kings Heath
 BIRMINGHAM B14 7BW

Property Ref: KTH310511 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as **Leasehold packs**.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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