Rice Chamberlains
ESTATE AGENTS LLP



47 Cotton Lane

, Birmingham, B13 9SB

Offers Over £330,000

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DELIGHTFUL THREE BEDROOM SEMI-DETACHED HOUSE WITH NO UPWARD CHAIN! Based on the sought after Cotton Lane, this semi-detached home is in need of renovation and perfectly situated for all of Moseley's local amenities, such as cafes, restaurants, good schools / nurseries, green spaces and community hubs. Moseley is also well linked with bus routes across the city as well as the Train Station. The house itself offers a spacious driveway and approach leading to; a porch, open living and dining room, kitchen with side access, a well maintained rear garden and garage. To the first floor accommodation there are three bedrooms, a bathroom and separate w/c. The energy efficiency rating is D. To truly appreciate the potential of this lovely home, call our Moseley office.





Approach
The property is approached via a paved driveway for space for multiple with a lawn turfed area to the side with brick surround, front to rear access and leads to UPVC patio doors opening into:

Porch
With tiled flooring, wall mounted light point and opaque double glazed door with accompanying window opening into:

Living/Dining Room
living area 13'1" x 18'2" total 23'11" max x 18'2" (living area 4.006 x 5.552 total 7.296 max x 5.558)
With stairs giving rise to the first floor landing, two central heating radiators, two ceiling light points, double glazed window to the front aspect, double glazed patio doors to the rear garden, under stairs storage cupboard,

Kitchen
10'4" x 7'11" (3.150 x 2.414)
With a selection of wall and base units with work surfaces over incorporating one and a half bowl sink and drainer with mixer tap over, 'Electra' gas hob, 'Bosch' cooker with extractor over, tiling to splash backs, wall mounted 'Worcester' combination boiler, space for fridge freezer and washing machine, central heating radiator, ceiling light point, double glazed window to the rear aspect and double glazed opaque door opening out to the rear garden.

First Floor Accommodation
From living room stairs gives rise to the first floor landing with ceiling light point, loft access point (not inspected), double glazed opaque window to the side aspect, door opening into airing cupboard and doors opening into:

WC
2'10" x 5'11" (0.884 x 1.813)
With low flush WC, double glazed opaque window to the rear aspect, lino to flooring and ceiling light point.

Bedroom One
12'7" x 11'7" (3.848 x 3.548)
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Two
max 10'6" x 10'11" (max 3.207 x 3.342)
With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Three
7'10" x 8'9" (2.412 x 2.669)
With double glazed window to the front aspect, ceiling light point, central heating radiator and door opening into storage cupboard.

Bathroom
4'11" x 6'3" (1.500 x 1.923)
With bath with mixer tap over and shower attachment above, sink on pedestal with mixer tap

over, tiling to flooring, central heating radiator, tiling surround, ceiling light point and double glazed opaque window to the rear aspect.

Rear Garden

With a paved patio area with steps leading to lawn turf area with decorative trees and shrubs to borders and fencing surround.

Garage

Council Tax Band

According to the Direct Gov website the Council Tax Band for Cotton Lane, Birmingham, B13 9SB, is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.

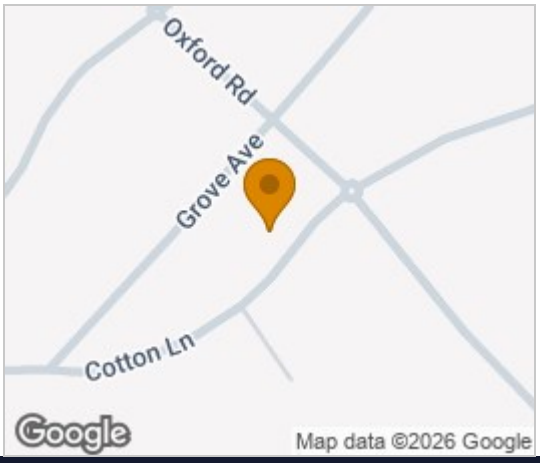






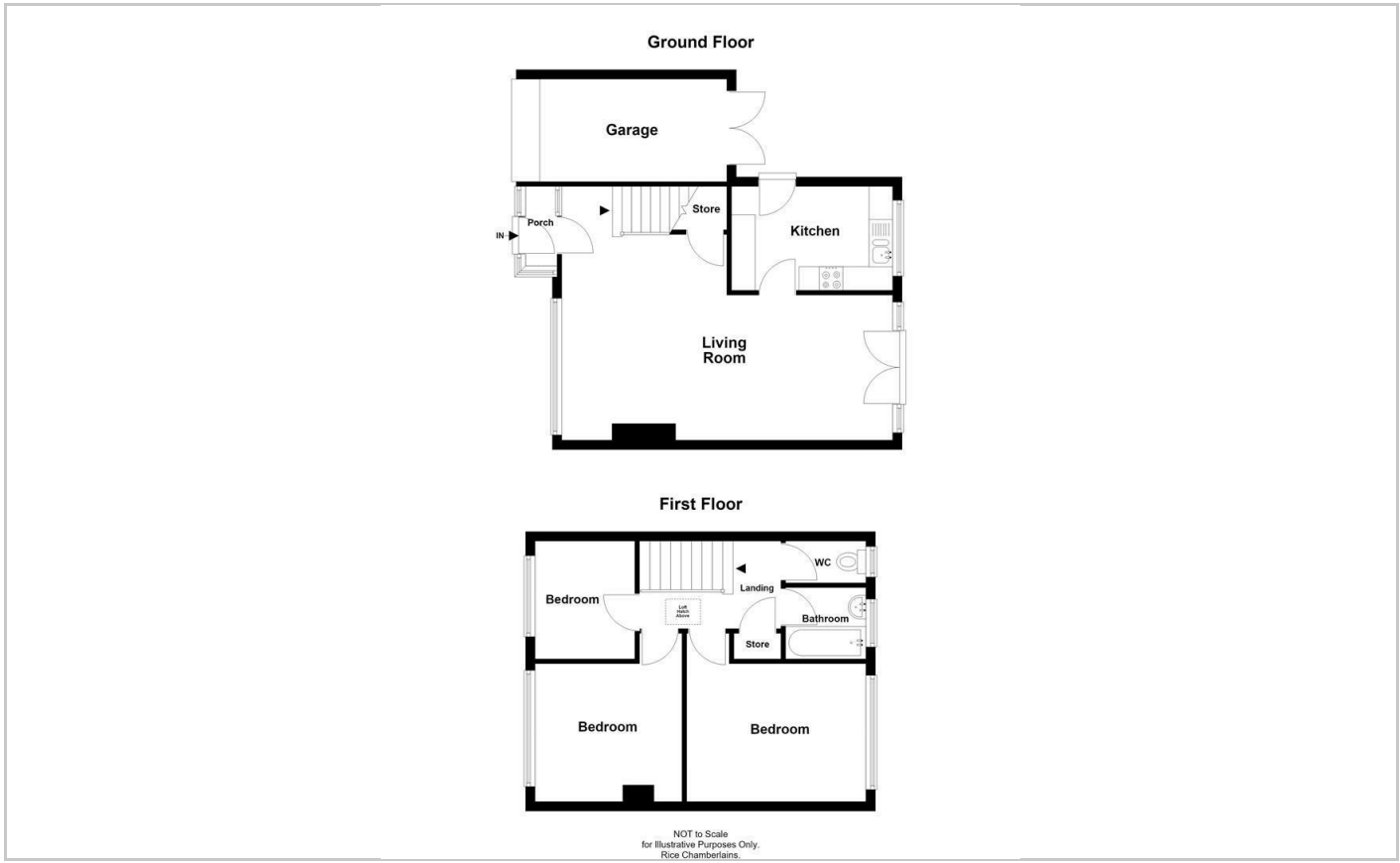








Floor Plan



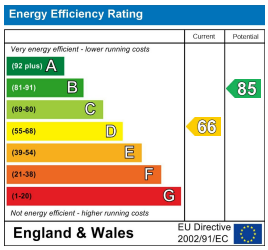
Viewing

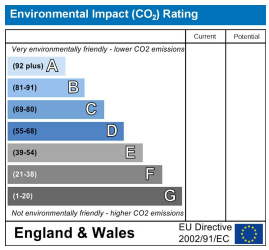
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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