



43 Cotton Lane, Moseley, Birmingham B13 9SB

£295,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Reception Hall / Guest Cloakroom  
Lounge / Dining Room  
Fitted Kitchen  
Four Bedrooms / Family Bathroom  
Gas Central Heating / Double Glazing  
Foregarden with Driveway Parking  
Side Garage  
Established Rear Garden  
No Chain

43 Cotton Lane is a well proportioned, modern style, four bedroomed, detached family residence, conveniently situated in this highly regarded residential area.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

No 43 Cotton Lane had had two owners before it was bought in the mid 90's by someone who had hardly lived in it before his circumstances changed, and he was then looking for a larger house. So I suggested that either he bought me out of No 45, or I would buy him out of No 43.

He opted for the latter, and this provided us with a good alternative to moving, enabling us to benefit from the added space in a quiet situation in Cotton Lane, while being conveniently central to the shops in Moseley, Kings Heath, and town.

## Local Authority

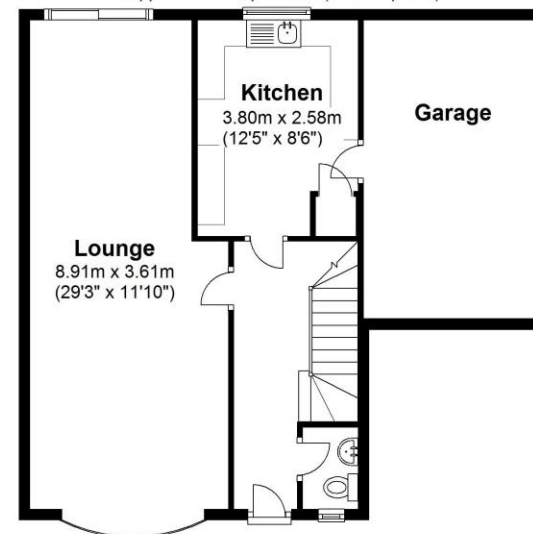
Birmingham City Council

## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

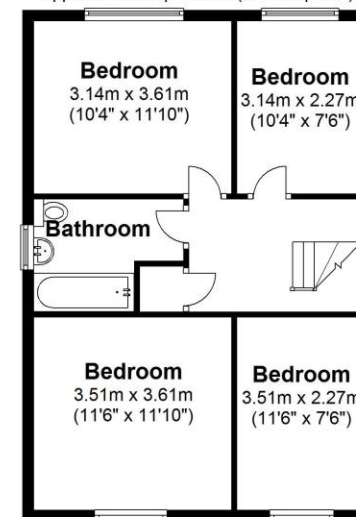
## Ground Floor

Approx. 71.9 sq. metres (774.1 sq. feet)



## First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Total area: approx. 125.2 sq. metres (1348.1 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

