



45 Cotton Lane, Moseley, Birmingham B13 9SB

£320,000

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Key Features

Reception Hall / Guest Cloakroom
Lounge / Dining Room
Large Conservatory / Fitted Kitchen
Four Bedrooms / Family Bathroom
Gas Central Heating / Double Glazing
Parquet Flooring in the Reception Hall
which continues into the Lounge
and Dining Area
Foregarden with Driveway Parking
Side Garage
Established Rear Garden

45 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

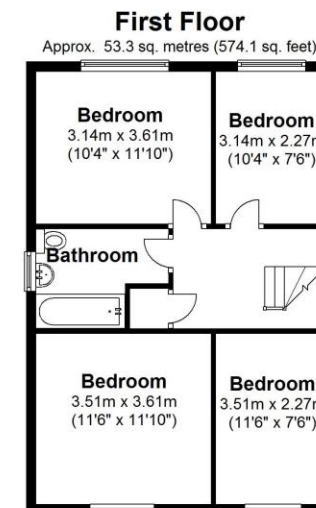
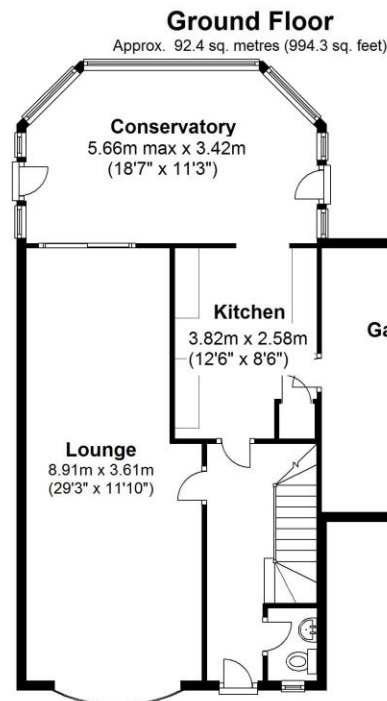
No 45 Cotton Lane was purchased in
the mid 80's as, unlike many of the very
large properties in Moseley, it was a
convenient size, and only a short
commute to my dental practice in
Sparkhill. I am the second owner.

Having married a few years after the
purchase, and later with two children
who both went to the nearby Moseley
C of E school, we stayed in the house
because of its quiet situation on Cotton
Lane, the sheer convenience of being
able to spend the lunch hour at home,
and because in the mid 90's an
opportunity came to buy No 43 next
door. This provided an attractive
alternative to moving.

Later still came an opportunity to
purchase a triangular piece of land
adjacent to the front drive of No 45,
which doubled the parking area,
allowed room for a car port next to the
garage, and ample scope for a possible
future extension.

Viewing Arrangements

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



Total area: approx. 145.7 sq. metres (1568.3 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.

Energy Efficiency Rating

