



tilled floor.
WET ROOM
Cornets shower, low level WC, contemporary floating hand basin with vanity mirror above hosting touch control lighting, skylight, four recessed ceiling down lighters, heated towel rail.

SAUNA
Two pers on 'Nordi c' sauna.

DOUBLE GARAGE
Two new oak pairs of double opening doors, ceiling strip light, power points, radiator, fuse board, parti tion divide with owner partly using as workshop,

FIRST FLOOR LANDING
Carpeted, ceiling light point, obscure glazed window with side aspect, stairs lead to second floor, under stairs storage, doors to:

BEDROOM ONE
Rear facing bay window, carpeted, fitted wardrobes, power points, radiator, ceiling light point and "hidden" doorway to ensuite.

ENSUITE
Bath with rain shower head above, floating corner sink with vanity unit, heated towel rail, low level WC, obscure glazed window with side aspect, four recessed ceiling down lighters.

BEDROOM TWO
Front facing double glazed window, ceiling light point, radiator, power points.

BEDROOM THREE
Unique bedroom, double glazed window with front aspect, radiator, carpeted, ceiling light point, with steps up to gallery bed deck complete with skylight and recessed spot light.

BEDROOM FIVE
Bay window with rear aspect, carpeted, radiator, ceiling light point, power points.

BEDROOM SIX
Front facing double glazed window, carpeted, ceiling light point, radiator, power points, currently used as a home office.

BATHROOM
Matchingsit of bath and floating contemporary sink within vanity unit which hosts touch activated lighting in mirror above, plus low level WC, obscure double glazed window with rear aspect, ceiling light point.

SECOND FLOOR
Painted stairs and landing, large picture double glazed window with side aspect, storage, door to bedroom.

BEDROOM FOUR
Carpeted, double glazed window with rear aspect, eaves storage, power points, two ceiling flush lights, radiator, door to:

ENSUITE SHOWER
Shower cubide, WC, subway style tiling, floating wash hand basin.

REAR GARDEN
Large rear garden with side access, paved patio area, well maintained mixed borders, with shrubs and herbaceous perennials, lawns, established trees, large shed and hedges and fencing to boundaries.



James *Laurence* TM
Sales and Lettings

Cotton Lane
Moseley, B13 9SE

- Six bedrooms
- Three storey
- Arts & Crafts style
- Detached house

Asking Price Of £895,000



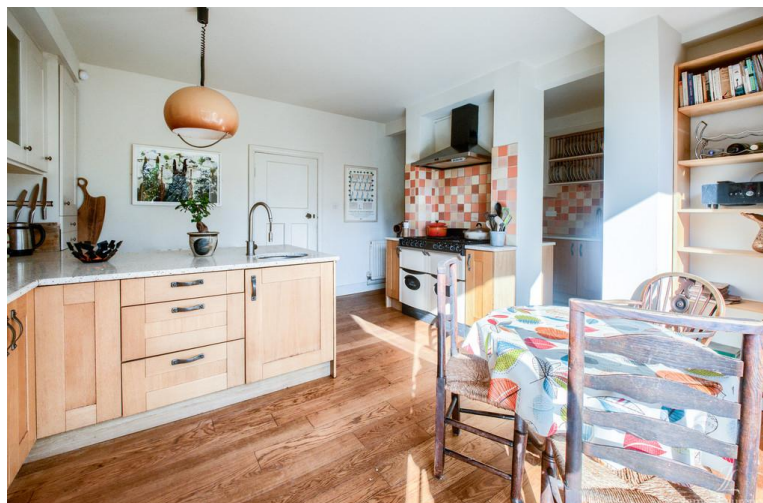
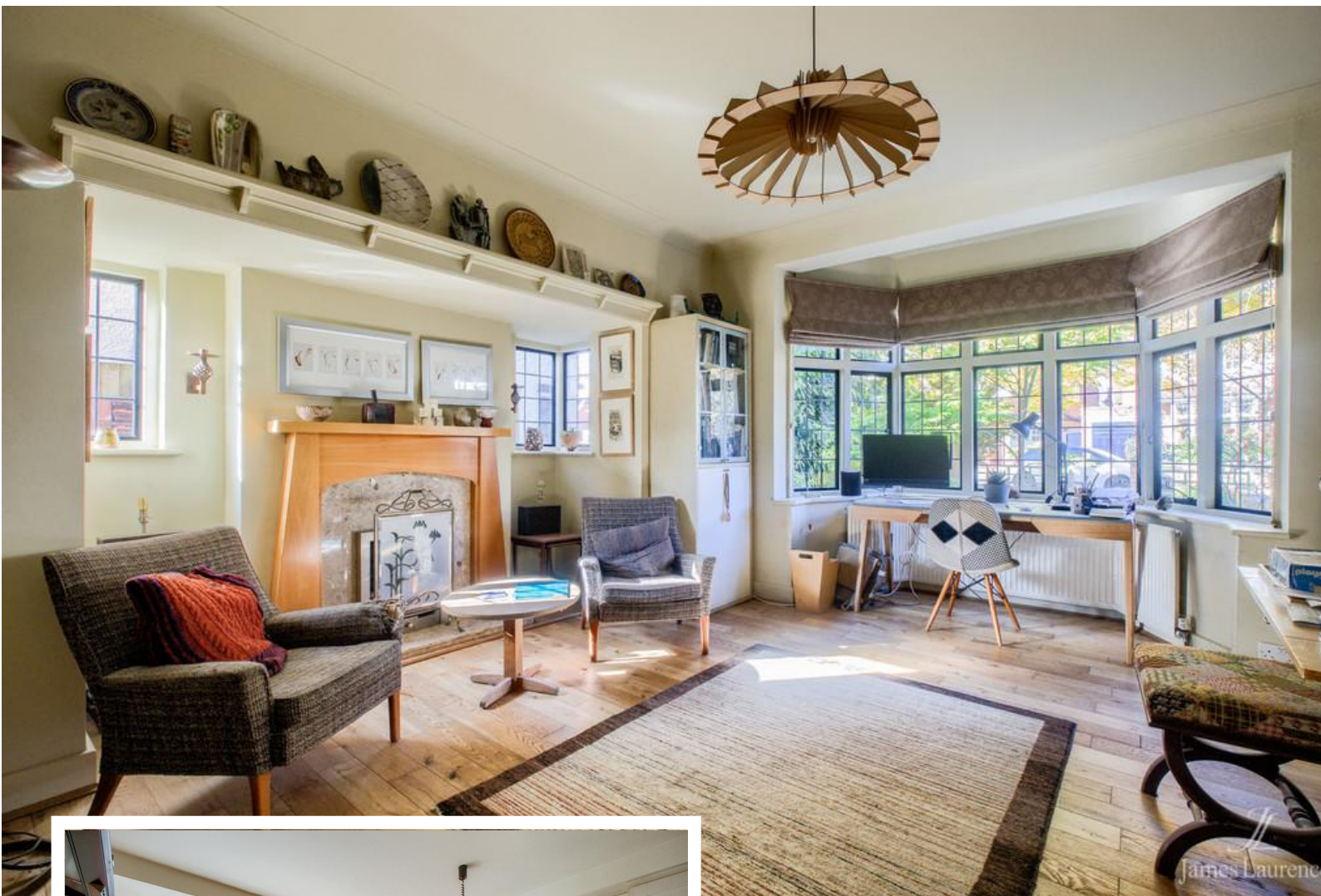
5 Chad Square
Hawthorne Road,
Edgbaston
Birmingham
West Midlands

www.jameslaurenceuk.com
edgbaston@jameslaurenceuk.com
0121 4565454

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to redcheck the measurements



62, Cotton Lane, Moseley, B13 9SE



Property Description

A gorgeous Arts & Crafts style six bedroom detached house in a prime avenue in Moseley.

The property extends to over 3180 square feet: three reception rooms, kitchen, wet room and plant room at ground floor; five bedrooms and family bathroom at first floor, master bedroom with en-suite and bedroom three with gallery bed deck; and a top floor bedroom with en-suite shower room.

The vendors have sympathetically upgraded the property respecting its heritage, to include conservation grade steel framed double glazing, conserving original features, including inglenooks, doors and door furniture, whilst making modern upgrades like en-suites, home sauna and large external garden doors opening onto a terrace to create internal/external space.

Externally, there is a horticulturally edict large rear garden with lots of playspace for children and a terraced area for entertaining and relaxing; at the front there's both a driveway with access to a double garage and a planted area with path to the front door. Offered with no upward chain.

THE AREA

Cotton Lane is a much sought after avenue located just off Wake Green Rd offering ease of access by foot into Moseley Village with a plethora of independent bars, restaurants and eateries (not to mention M & S food and a nearby Waitrose). The city centre is a



short commute offering fantastic shopping facilities of The Bull Ring, Mailbox and new Grand Central. On the doorstep are the excellent facilities of Cannon Hill Park, the MAC theatre and Moseley Bog nature reserve. Warwickshire County Cricket Ground is a short trip away for sports enthusiasts, with Birmingham Botanical Gardens beyond.

SCHOOLS

A wide range of schools for children of all ages includes Moseley and Kings Heath primaries and the secondary schools such as Moseley school, along with Hall Green school, Bishop Challoner Catholic College and Swanshurst School.

MEDICAL FACILITIES

Superb medical facilities in the area include the recently redeveloped Queen Elizabeth Hospital which provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are close by, and The Birmingham Children's Hospital is a short drive away in the city centre.

TRANSPORT

Short walks to Wake Green Road and Moseley village road provide frequent buses to Birmingham city centre. Good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre, via the closest Junction (4) of the M42. The house is 5 minutes walk from the soon to be developed new Moseley Village Railway Station.

APPROACH

Brick paved front driveway and paved walkway through front garden, side gate to rear garden, double doors to garage and front door to:

ENTRANCE HALL

Oak flooring, double glazed front facing window, ceiling light point and exposed beams, under stairs storage, carpeted stairs to first floor, doors to:

SITTING/DINING ROOM

Double glazed front facing bay window, two radiators, inglenook fireplace with double glazed windows adjacent and gas fire, ceiling coving.

LIVING ROOM

Beautiful centre piece of inglenook fireplace with open fireplace and stone mantle surround, double glazed windows, ceiling light point, ceiling coving, two radiators, power points, double glazed bay window with garden outlook, oak flooring.

KITCHEN

'Cucina' kitchen with a range of wall and base units with solid oak fronts and soft closing, corian worktop with inset sink and mixer tap above, Five ring gas hob Aga with extractor hood above, large double glazed French doors with patio access, two radiators, power points.

Open archways to Scullery area with further corian workspace, space for dishwasher, tiled to splash back areas, inset stainless steel double sink and mixer tap above, two under unit light points, ceiling flush light, door to utility room.

BREAKFAST ROOM

Skylights, wood burning stove, aluminium framed sliding doors into sun/plant room.

UTILITY ROOM

Storage, plumbing for washing machine, combination boiler.

SUN/PLANT ROOM

Stylish sun room designed in keeping with property heritage,