



Moor Lane, Witton
Birmingham, B6 7AE

Offers Over £115,000

Witton

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A three bedroom, three storey cottage built over 100 years ago, requiring modernisation and offers great potential to create your dream home.

Located opposite Witton cemetery this end terraced has a shared side driveway providing access to the rear garage / workshop with a pedestrian walkway along the rear of the property to allow the other houses in the row access to their gardens. The front reception room has a bay window to the front and a door leads to the lounge with an under stairs storage cupboard, stairs off, feature fireplace and a window to the rear. The kitchen has a range of units with a Belfast sink, spaces for a cooker and washing machine and a window and door to the courtyard whilst a further door leads to the bathroom offering great scope to refit and has a window to the side.

On the first floor there are two of the three bedrooms, the master is a double with a window overlooking the view to the rear whilst the second bedroom is also a double and has a window to the front. A further staircase leads to the generous third bedroom with a window to the side.

Outside there is a rear courtyard with a gate leading to the garden which has the garage and a good size lawned area. The property has had some radiators fitted along with some pipework but the successful buyer will need to complete the work, as well as repairing the plaster to various rooms after electrical work has been carried out as well as the fitting of the double glazed windows.

This is an exciting opportunity to purchase a fantastic starter home project with the ability to add value and early viewing is advised.





Property Specification

**COTTAGE BUILT OVER 100 YEARS AGO
THREE STOREYS
THREE BEDROOMS
TWO RECEPTION ROOMS
REQUIRES MODERNISATION**

Lounge 3.96m (13') max x 3.51m (11'6")

Dining Room 3.66m (12') x 3.47m (11'5")

Kitchen 3.19m (10'5") x 1.90m (6'3")

Bathroom 1.95m (6'5") x 1.79m (5'10")

Bedroom One 3.71m (12'2") x 3.49m (11'5")

Bedroom Two 3.51m (11'6") x 3.37m (11'1")

Landing

Bedroom Three 3.98m (13'1") x 3.23m (10'7")

Rear Courtyard, Garden & Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 26th August 2021

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

