Connells

Cheadle Drive
Birmingham

Cheadle Drive
Birmingham B23 5XF

for sale
£415,000

Property Description

Connells are proud to introduce this beautifully presented 4 bedroom family home in a quiet cul de sac location, just 1 mile from Boldmere High Street in Sutton Coldfield and being central to multiple sought-after Sutton primary and secondary schools. This well-looked after family home has been superbly maintained by the current owner and is turn-key ready to go. An impressively spacious downstairs features a good-sized main living room, leading out into a bright conservatory space, then to a beautifully maintained rear garden with well established lawn and passageway to the front of the house. But that's not all… also featured downstairs is a third reception room at the front of the property, having been previously converted from the garage space. An open-plan kitchen dining space is at the heart of the home, with modern integrated appliances and ample storage cupboards throughout. Upstairs features 4 good sized double bedrooms, with the main room having its very own en-suite to the side. All 4 bedrooms have the capacity for double beds and wardrobe space, with a well-maintained family bathroom accessible to all bedrooms. At the front of the property, the driveway has been developed to house multiple cars, with ample on-road parking available too. Viewings highly recommended at this lovely family home.

Entrance Hallway

The property is entered via a double glazed PVC front door into the main entrance hall. The entrance hall features access to all ground floor rooms, radiator, understairs built-in storage cupboard offering excellent storage and stairs lead to first floor landing.

Family Lounge

16' 3" x 11' 7" (4.95m x 3.53m)

Having sliding doors leading into the conservatory, electric fireplace to wall and radiator to wall.

Reception Room 3

16' 4" x 7' 7" (4.98m x 2.31m)

Being a garage conversion, having front facing window overlooking the driveway, radiator to wall and double glazed door to the side

Kitchen

11' 7" x 9' 9" (3.53m x 2.97m)

Comprising integrated cupboards, laminate work surfaces over, electric hob with filter hood over, two electric ovens and one electric grill, integrated fridge/freezer, integrated dishwasher, double glazed door to the side and open access into the dining room.

Dining Room

11' 3" x 10' 3" (3.43m x 3.12m)

Having front facing window overlooking the driveway, radiator to wall and open access into the kitchen.

Conservatory

15' 7" x 9' 7" maximum (4.75m x 2.92m maximum)

Being a fully double glazed conservatory, having double glazed French doors leading to the rear garden and sliding patio door to the family lounge.

Guest WC

Comprising low level flush WC, wash hand basin, frosted window to the front and radiator to wall.

First Floor Landing

Having doors leading to all first floor rooms and a loft hatch. The vendor advises that the loft is fully boarded with a drop down ladder from the hatch.

Bedroom 1

14' 4" x 10' 3" (4.37m x 3.12m)

Having front facing window overlooking the driveway, radiator to wall and access to the en-suite shower room.

En-Suite Shower Room

Comprising a shower cubicle, low level flush WC, wash hand basin, wall mounted towel warmer radiator and frosted window.

Bedroom 2

10' 3" x 8' 4" (3.12m x 2.54m)

Having front facing window overlooking the driveway, radiator to wall built-in storage cupboard and wardrobe space and additional space for free standing wardrobes.

Bedroom 3

11' 9" x 8' 4" (3.58m x 2.54m)

Having rear facing window overlooking the rear garden and radiator to wall

Bedroom 4

9' 1" x 8' 7" (2.77m x 2.62m)

Having rear facing window overlooking the rear garden, space for free standing wardrobes and radiator to wall

Family Bathroom

Comprising a bath with hand-held shower over, low level flush WC, wash hand basin, built-in storage cupboard, wall mounted towel warmer radiator and frosted window.

Outside

Front

The property is accessed via an extended tarmac front driveway offering ample off road parking.

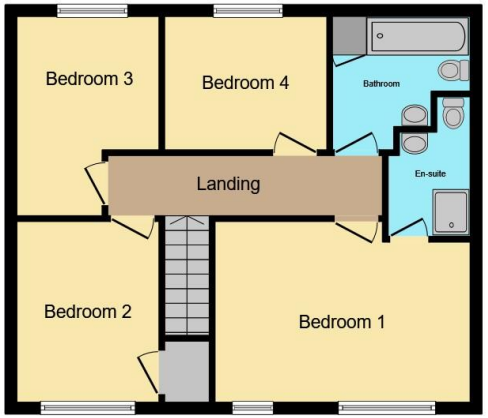
Rear Garden

Being a two tier garden well established rear garden, having a patio area and fencing to perimeter.

Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Ground Floor



First Floor

Total floor area 132.5 m² (1,427 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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4/6 High Street
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EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

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