



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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9 Cheadle Drive,
New Oscott
Birmingham
B23 5XF



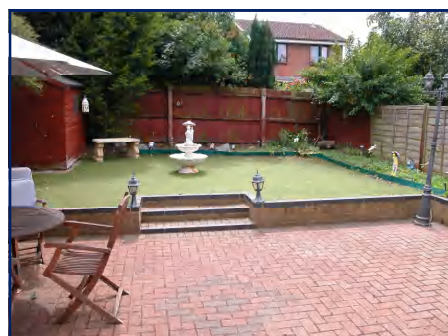
Asking Price: £220,000

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With you every step of the way



9 Cheadle Drive is a superbly presented modern 4 bedroom family detached house situated in a pleasant cul-de-sac on the very popular College Farm development being close to all local amenities including the shopping facilities in New Oscott. The property has been extensively improved and includes a spacious lounge with inglenook fireplace, fitted breakfast kitchen with oven & hob, stunning conservatory and a useful utility room with WC off. On the first floor are 4 bedrooms (the master bedroom with en-suite) and a family bathroom. Outside is a block paved driveway with parking for several cars, an integral garage and a delightful rear garden. Benefitting from gas central heating and double glazing this superb family property must be viewed to be fully appreciate the accommodation on offer.

Points of interest:

- Reception Hall
- Lounge 15'8 into bay x 14'0 max
- Breakfast Kitchen 18'6 x 8'8
- Conservatory 21'0 x 8'6
- Utility Room with WC off
- Master Bedroom 12'1 x 11'3
- En-suite
- Bedroom Two 10'5 x 8'4
- Bedroom Three 10'6 x 7'0
- Bedroom Four 7'10 x 7'5
- Family Bathroom 6'10 x 6'0
- Garage 18'10 x 8'5
- Driveway
- Delightful Rear Garden

Viewers' notes:
Mains Services connected:
Gas, electricity, water and drainage
Council tax band: D
Tenure: FREEHOLD

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.

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