



Cheadle Drive, New Oscott
Birmingham, B23 5XF

Offers in the Region Of £350,000

New Oscott

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This superbly located modern style four bed detached property is offered with the advantage of no onward chain.

Having the advantage of a cul-de-sac location the accommodation includes a generous lounge with inglenook fireplace, ideal for a log burner or similar , dining kitchen, conservatory, utility and guest cloakroom along with en-suite shower room and low maintenance garden it must be viewed at the earliest opportunity in order to avoid disappointment.





Property Specification

WELL LOCATED MODERN STYLE DETACHED PROPERTY
FOUR BEDROOMS
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
SOUGHT AFTER CUL-DE-SAC LOCATION
NO ONWARD CHAIN

Hall

Lounge 4.70m (15'5") x 3.43m (11'3")

Dining Kitchen 5.64m (18'6") x 2.64m (8'8")

Pantry 1.37m (4'6") x 0.88m (2'11")

Utility Room 1.84m (6'1") x 1.37m (4'6")

Conservatory

WC

Landing

Store

Bedroom 1 3.75m (12'4") x 3.43m (11'3")

En-suite Shower Room

Bedroom 2 3.18m (10'5") x 2.54m (8'4")

Bedroom 3 3.17m (10'5") x 2.14m (7') max

Bedroom 4 2.39m (7'10") x 2.27m (7'5")

Bathroom 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: 6th October 2023

Viewer's Note:

Services connected: Gas, Water & Electricity
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

