PAUL CARR Estate Agents Sales & Lettings

Sutton Coldfield 0121 321 3003 Suttoncoldfield@paulcarrestateagents.co.uk



Cheadle Drive, Birmingham, B23 5XF

£415,000

A beautifully presented four-bedroom detached family home, ideally situated close to Boldmere High Street, excellent transport links and well-regarded local schools. Offering spacious and versatile accommodation throughout, this impressive property is ideally suited to modern family living and is ready to move straight into.

The ground floor offers a welcoming entrance, convenient downstairs WC, separate reception room and a spacious lounge with direct access to the conservatory, which overlooks the beautifully landscaped garden. This versatile layout provides an ideal setting for both relaxed family living and entertaining, while also offering excellent flexibility for those working from home. At the heart of the home is a fantastic kitchen/dining room, providing a sociable space for everyday family meals and gatherings.

Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room, together with a well-appointed family bathroom.

Externally, the property benefits from a double driveway providing ample off-road parking, while the attractive landscaped rear garden offers a private and well-maintained outdoor space, ideal for relaxing and entertaining.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Room Measurements

Lounge 4.97m (16'4") x 3.56m (11'8")

Kitchen 3.56m (11'8") x 3.03m (9'11")

Dining Room 3.41m (11'2") x 3.14m (10'4")

Reception Room 4.98m (16'4") x 2.54m (8'4")

WC 1.74m (5'9") x 0.86m (2'10")

Conservatory 4.44m (14'7") x 2.97m (9'9") max

Bedroom 1 4.41m (14'6") x 3.15m (10'4")

En-suite

Bedroom 2 3.14m (10'4") x 2.56m (8'5")

Bedroom 3 3.56m (11'8") x 2.55m (8'4") max

Bedroom 4 2.79m (9'2") x 2.66m (8'9")

Bathroom







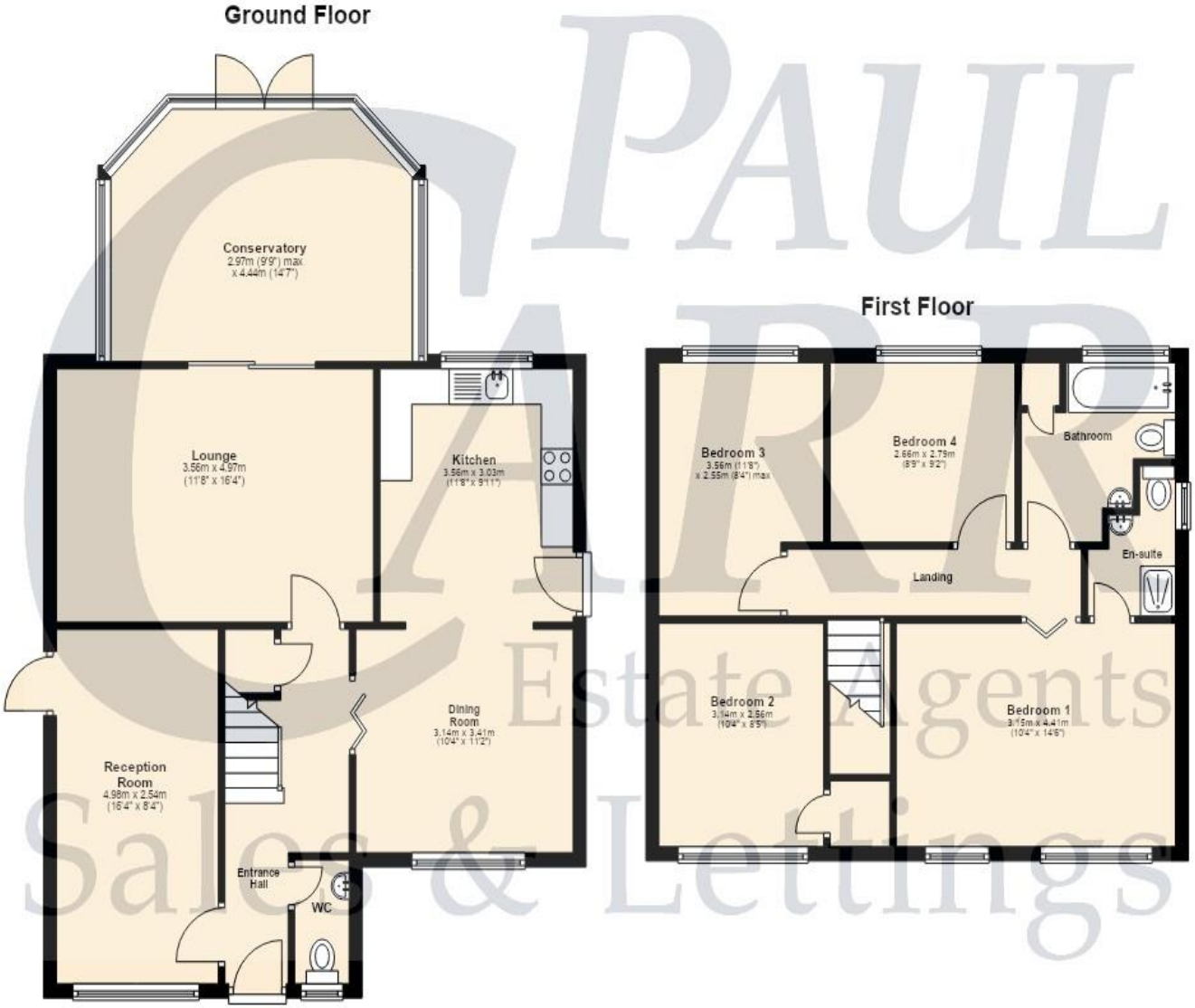




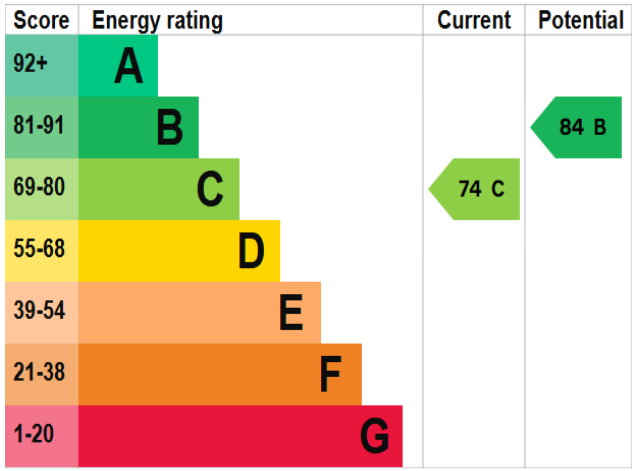


Floor Plan

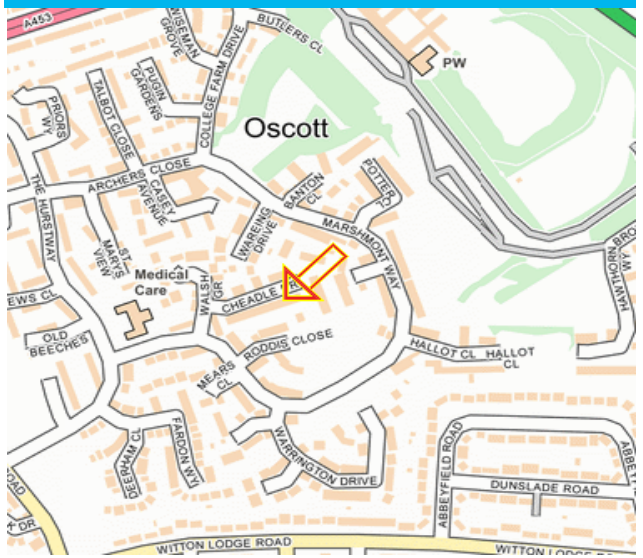
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



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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: 1st October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.