



Irnham Road

Four Oaks, Sutton Coldfield, B74 2TN



Sutton Coldfield
Fine Residential

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AN ATTRACTIVE VERY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW OCCUPYING A MATURE SETTING IN THIS VERY SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF MERE GREEN.

This modern detached bungalow occupies an extremely convenient location in this sought after residential area, within walking distance of Mere Green and regular public transport including cross city rail services from Four Oaks Station.

This attractive property stands well back behind a gravelled foregarden with tarmac driveway.

The well planned accommodation with gas central heating and double glazing briefly includes:

Enclosed Porch with double entrance doors.

Reception Hall with cloaks cupboard. Hatch to part boarded loft with pulldown ladder.





Lounge/Dining Room. Beamed Inglenook with marble fireplace, coved ceiling, wide archway, patio doors to the rear gardens and wide window overlooking the gardens.



Breakfast/Kitchen with range of modern high gloss units and integrated appliances. Inset 1 1/2 bowl stainless steel sink, floor cupboards and drawers, work surfaces, wall units, inset 4 ring induction hob with extractor above, built-in oven, microwave and fridge. Metro style wall tiling and window overlooking the rear garden.

Utility with inset single drainer, stainless steel sink, floor cupboards and drawers, wall units, plumbing for washing machine and dishwasher. Wall tiling and door to rear gardens.

Lobby with door to front.

Guest Cloakroom with WC and hand wash basin.





Bedroom One with fitted wardrobes and chest of drawers. Bow window to front.

Bedroom Two. Range of fitted furniture including wardrobes, bedside tables, drawers and dressing table. Window to side.

Modern Bathroom/WC with bath, wide corner shower enclosure, wash basin with drawers below, illuminated mirror above and WC to side with concealed suite. Ceramic wall tiling and chrome ladder radiator.

Outside

Single Garage with electric up and over door, light and power.

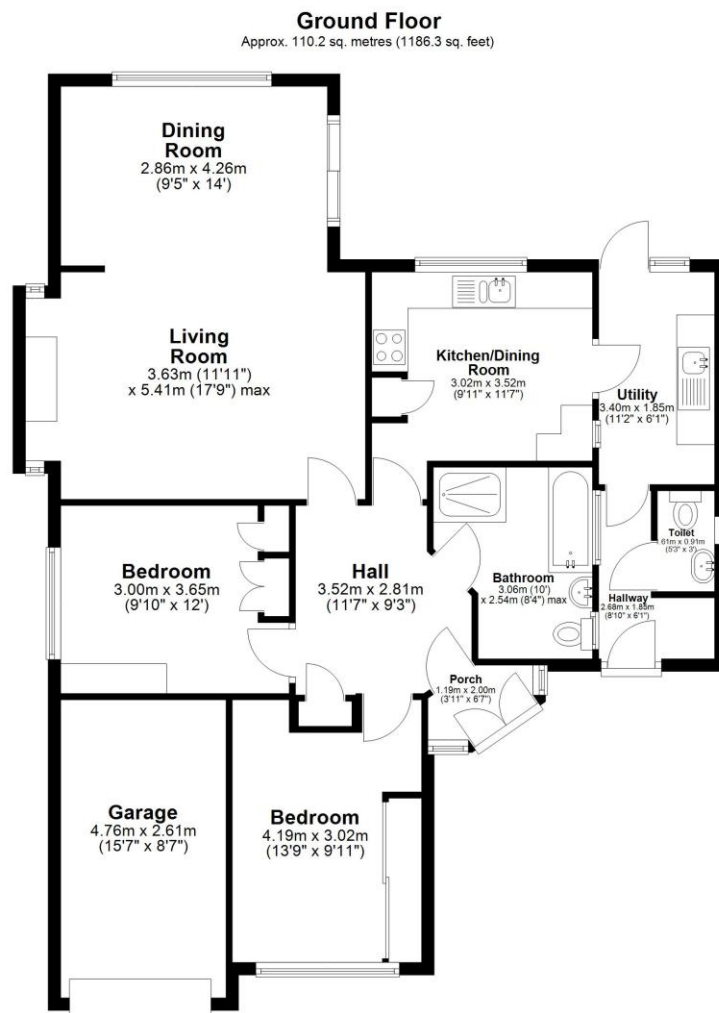
Gated Bin Store.

Private easily maintained rear gardens with paved patio, retaining walls and borders, lawn, a variety of shrubs and bushes and gravelled borders.

Summer House.







Total area: approx. 110.2 sq. metres (1186.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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