



**Irnham Road, Sutton Coldfield - B74 2TP**

**£675,000**

 **MOORHOUSE**





## Irnham Road

### Four Oaks, Sutton Coldfield

As you step inside, you are greeted by an impressive hallway that sets the tone for the rest of the property. The lounge boasts a cosy Inglenook fireplace, creating a warm and inviting ambience, while the patio doors open up to the private rear garden, seamlessly blending indoor and outdoor living. The dining room provides ample space for gatherings and entertaining, perfect for hosting memorable dinner parties.

The heart of the home lies in the beautiful breakfast kitchen, a true chef's delight, offering stunning views of the rear garden and featuring modern fittings and a stylish design. The side lean-to utility area and a superb conservatory add valuable living space, catering to a variety of lifestyle needs. A ground floor bedroom and bathroom provide convenience and flexibility.







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### Four Oaks, Sutton Coldfield

Ascending to the first floor via a well appointed landing, you will find two further double bedrooms, with the larger of the two having fitted wardrobes. A guest WC ensures privacy and comfort for the entire household.

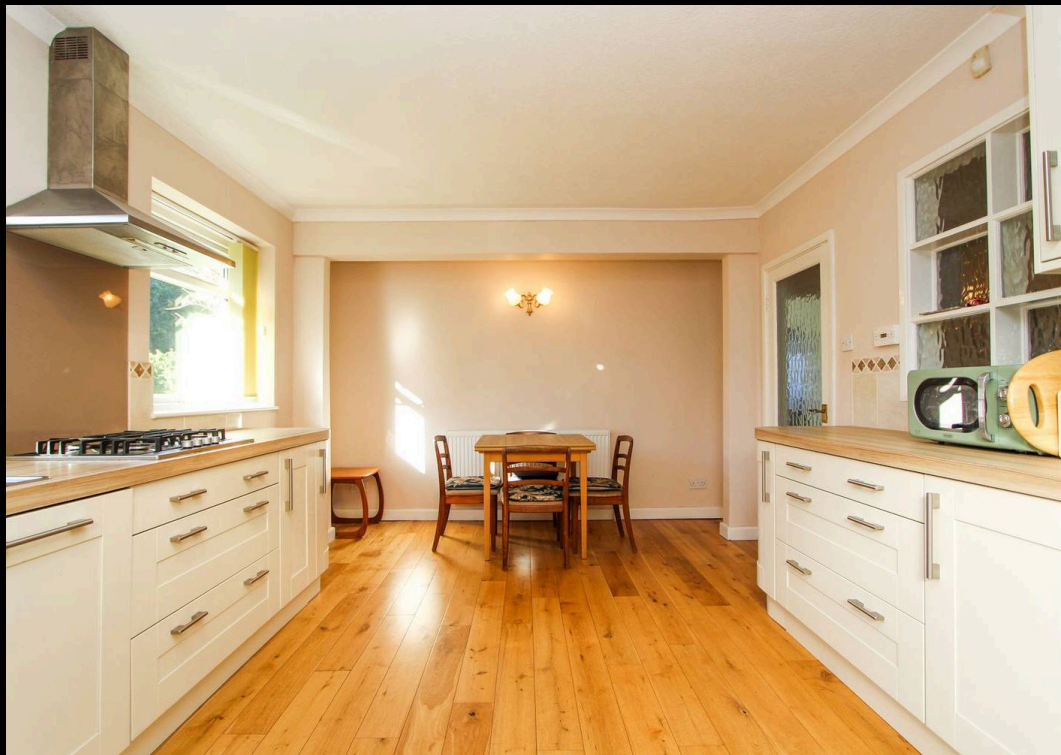
Outside, the property boasts a garage and driveway, providing ample parking options for residents and guests, along with a well maintained front garden.

In addition to the charming interior, the property's outdoor space is a true sanctuary. The enclosed rear garden offers a peaceful retreat, with well-maintained lawns and mature foliage creating a serene backdrop for relaxing al fresco dining or enjoying a morning coffee. The property's outdoor space provides a perfect balance of privacy and openness, ideal for both quiet relaxation and lively entertaining. Whether you're looking to unwind in the sun-drenched garden or host summer barbeques with loved ones, this outdoor oasis offers endless possibilities for creating lasting memories.

With its convenient location, elegant living spaces, and enchanting outdoor retreat, this stunning bungalow is a rare find and a must-see for discerning buyers seeking a premium lifestyle in a coveted setting.











## FEATURES:

- Three bedroom detached bungalow
- Highly desirable location
- Walking distance to Mere Green
- Lounge with inglenook fireplace & separate dining room
- Beautiful fitted breakfast kitchen and conservatory
- Ground floor bathroom & first floor Wc
- Well maintained private rear garden
- Garage and driveway

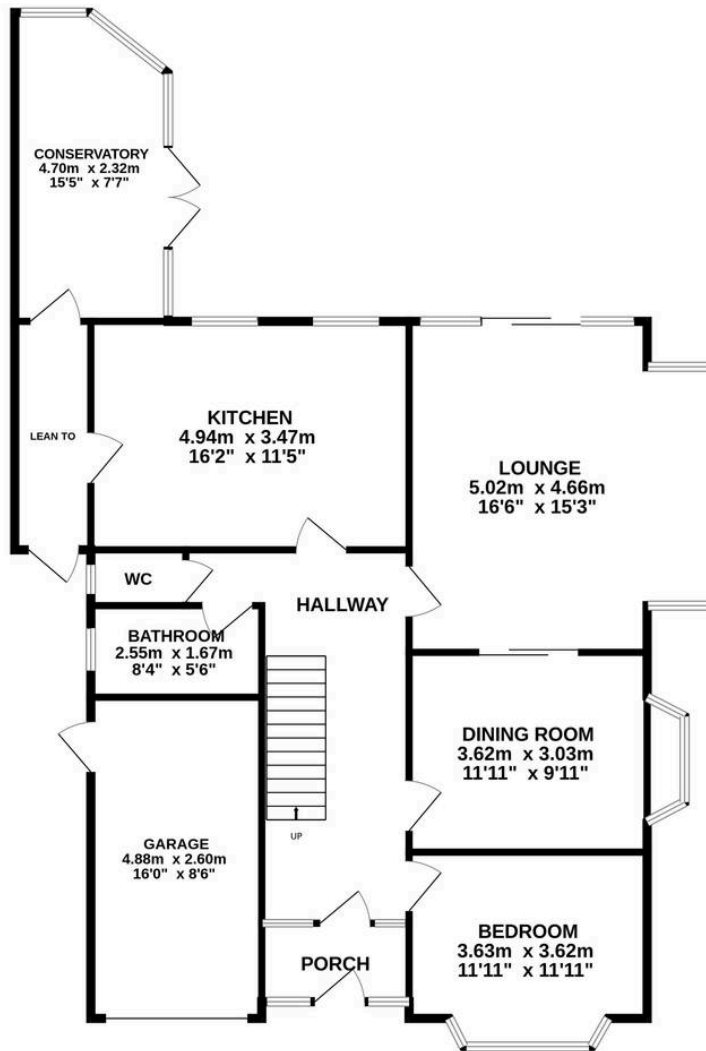
## INTERESTED?

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GROUND FLOOR  
109.0 sq.m. (1174 sq.ft.) approx.



1ST FLOOR  
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 149.0 sq.m. (1604 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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