



Irnham Road, Four Oaks
Sutton Coldfield, B74 2TN

Offers in Excess of £725,000

Boasting a desirable position on Irnham Road in Four Oaks, this attractive dormer bungalow presents a superb opportunity to purchase within one of the most sought after locations in the area and viewings are highly encouraged in order to appreciate the space throughout.

With a wonderfully sunny garden, the property also enjoys a spacious in and out driveway to the front with a useful porch and welcoming entrance hallway providing access into the property. A central staircase creates a superb feature within the hall and all doors lead off into the ground floor rooms. Overlooking the garden is an open plan kitchen dining room, perfect for entertaining and a large lounge creates plentiful space to relax whilst enjoying the outlook. There is then a useful home office and an additional room can either be used as a bedroom or could create a separate dining room, if desired.

The large master bedroom overlooks the front and benefits from built in wardrobes and use of the ground floor bathroom. Upstairs there are two fantastic sized double bedrooms with bedroom three enjoying the use of a huge ensuite bathroom and built in storage

There is also a garage and a useful side lean to, perfect for storage.

Irnham Road enjoys a fantastic location for access to all of the local amenities provided within Mere Green. The newly regenerated, Mulberry Walk development boasts cafes, bistros and M&S food hall and local doctors, chemists, hairdressers can all be accessed just a short walk away. Access to Four Oaks Train Station is also accessible on foot and direct routes lead to both Birmingham and Lichfield City Centres. Local schools for all ages are highly regarded and also within close proximity along with the delights of Royal Sutton Park.



Living Room
16' 8" x 11' 9" (5.08m x 3.58m)

Dining Room/Kitchen
16' 5"max x 19' 2"max (5.00m x 5.84m)

Home Office
4' 9" x 8' 4" (1.45m x 2.54m)

Bedroom One
14' 7" x 11' 0" (4.44m x 3.35m)

Bedroom Two / Dining Room
10' 5" x 13' 5" (3.17m x 4.09m)

Bathroom
7' 9" x 6' 7" (2.36m x 2.01m)

Garage

Bedroom Three
20' 1" x 11' 7" (6.12m x 3.53m)

Ensuite
11' 6" x 9' 8" (3.50m x 2.94m)

Bedroom Four
13' 4" x 13' 9" (4.06m x 4.19m)





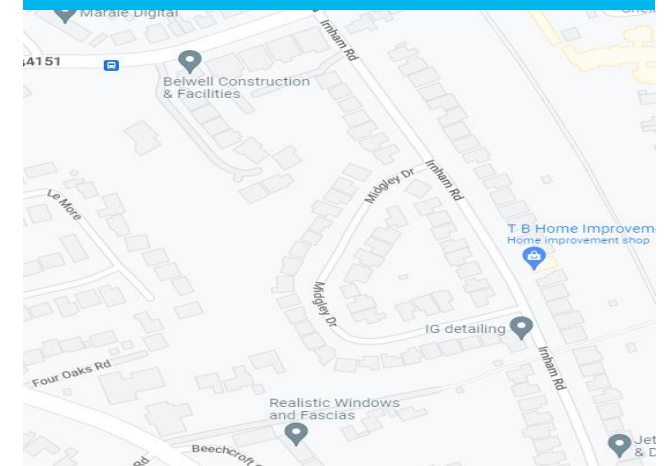
Floor Plan

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



Energy Performance Rating

Map Location





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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