



Irnham Road,
Sutton Coldfield, B74 2TP

£725,000

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Boasting a desirable position on Irnham Road, this extremely attractive detached bungalow presents a superb opportunity to purchase within one of the most sought after locations in the area.

Positioned on a great size corner plot, with a wonderful sunny garden, the property also enjoys a spacious driveway to the front and side with a useful porch and welcoming entrance hallway providing access into the property.

Overlooking the garden is the fantastic size through lounge, opening up to both the dining room and garden room. There are two double sized bedrooms, two bathrooms and a great size utility room leading from the re-fitted kitchen. 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.





Property Specification

DETACHED BUNGALOW ON A LARGE CORNER PLOT
SOUGHT AFTER LOCATION
TWO DOUBLE BEDROOMS
TWO BATHROOMS
BEAUTIFUL GARDEN

Porch

Hall

Bedroom 1 2.99m (9'10") x 2.00m (6'7")

Bedroom 2 3.67m (12') x 3.04m (10')

Bathroom

Kitchen 3.70m (12'1") x 2.99m (9'10")

Utility 2.08m (6'10") x 1.98m (6'6")

Shower Room

Dining Room 3.67m (12') x 2.35m (7'8")

Lounge 5.88m (19'3") max x 3.65m (12')

Sitting Room 3.29m (10'9") x 2.30m (7'7")

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: 18th February 2025

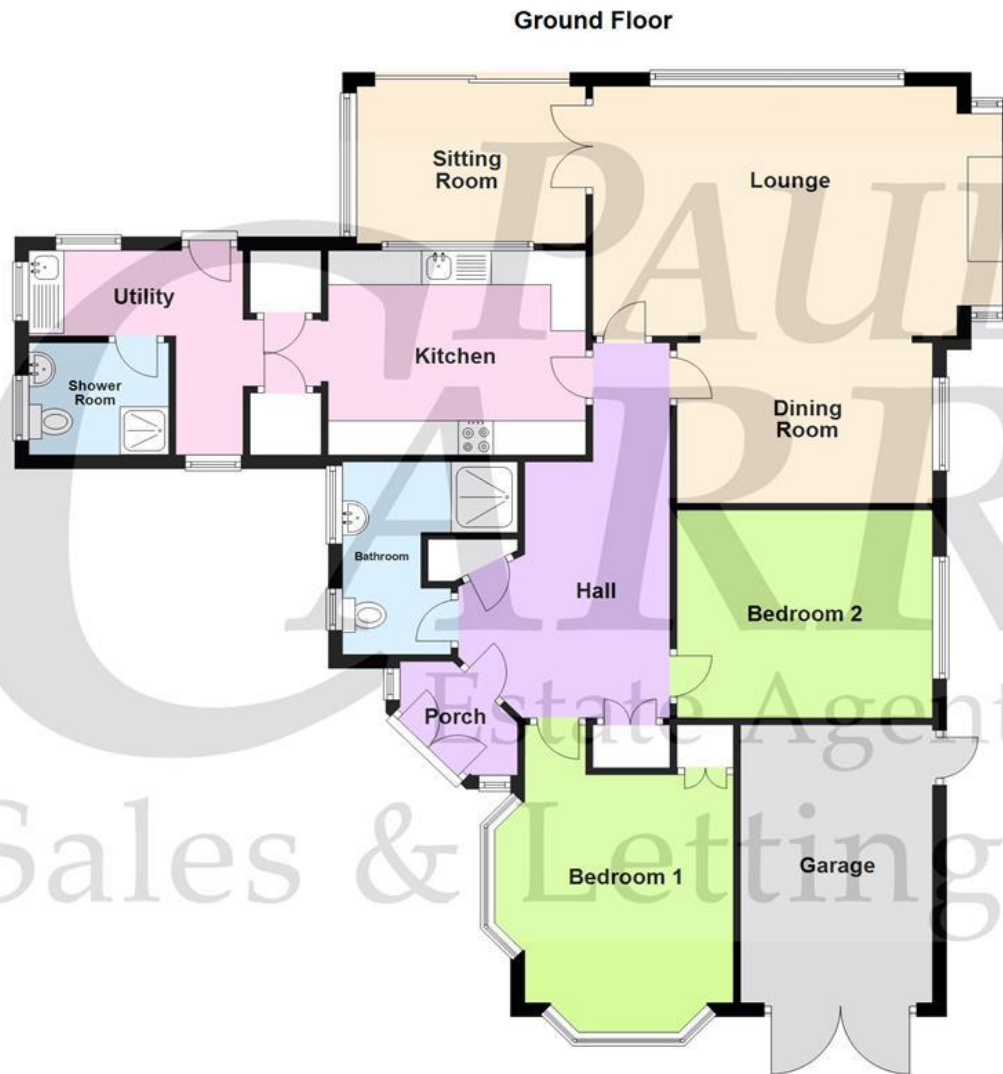
Viewer's Note:

Services connected: Yes
Council tax band: F
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating



Map Location

