



Irnham Road,  
Sutton Coldfield, B74 2TP

**Guide Price £795,000**

This is a home full of character, space, and personality, waiting for its next lucky owner.

This delightful, detached home sits proudly on a sought-after road and comes with the added bonus of no upward. Upon entering you're welcomed by a stunning entrance hall that makes a fantastic first impression. The heart of the home is the modern, showstopper kitchen, complete with a sleek centre island, perfect for whipping up a feast or just sipping your morning coffee in style. The living room oozes charm with its characterful inglenook fireplace, and if that's not enough space to kick back, there's a huge sunroom, currently doubling as a family hangout and dining space, bathed in natural light. Need practicality? There's a handy utility shower room and two bedrooms downstairs, great for guests or anyone wanting ground-floor living.

Head upstairs, and you'll find two more bedrooms, with the main one boasting its very own ensuite.

Outside, the south-west-facing garden soaks up the sun, making it the perfect spot for lazy afternoons. A large driveway to the fore provides ample off road parking.

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.

#### **ADDITIONAL INFORMATION**

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)







Hall

Living Room  
5.41m (17'9") x 4.98m (16'4") max

Kitchen  
5.72m (18'9") x 3.43m (11'3")

Sun Room

Utility  
2.44m (8') x 1.45m (4'9")

Bedroom 3  
3.52m (11'7") x 2.56m (8'5")

Bedroom 4  
5.00m (16'5") x 3.00m (9'10")

Shower Room

Garage

Landing

Bedroom 1  
5.99m (19'8") max x 3.10m (10'2")

En-suite

Bedroom 2  
3.38m (11'1") x 3.07m (10'1")

Eaves



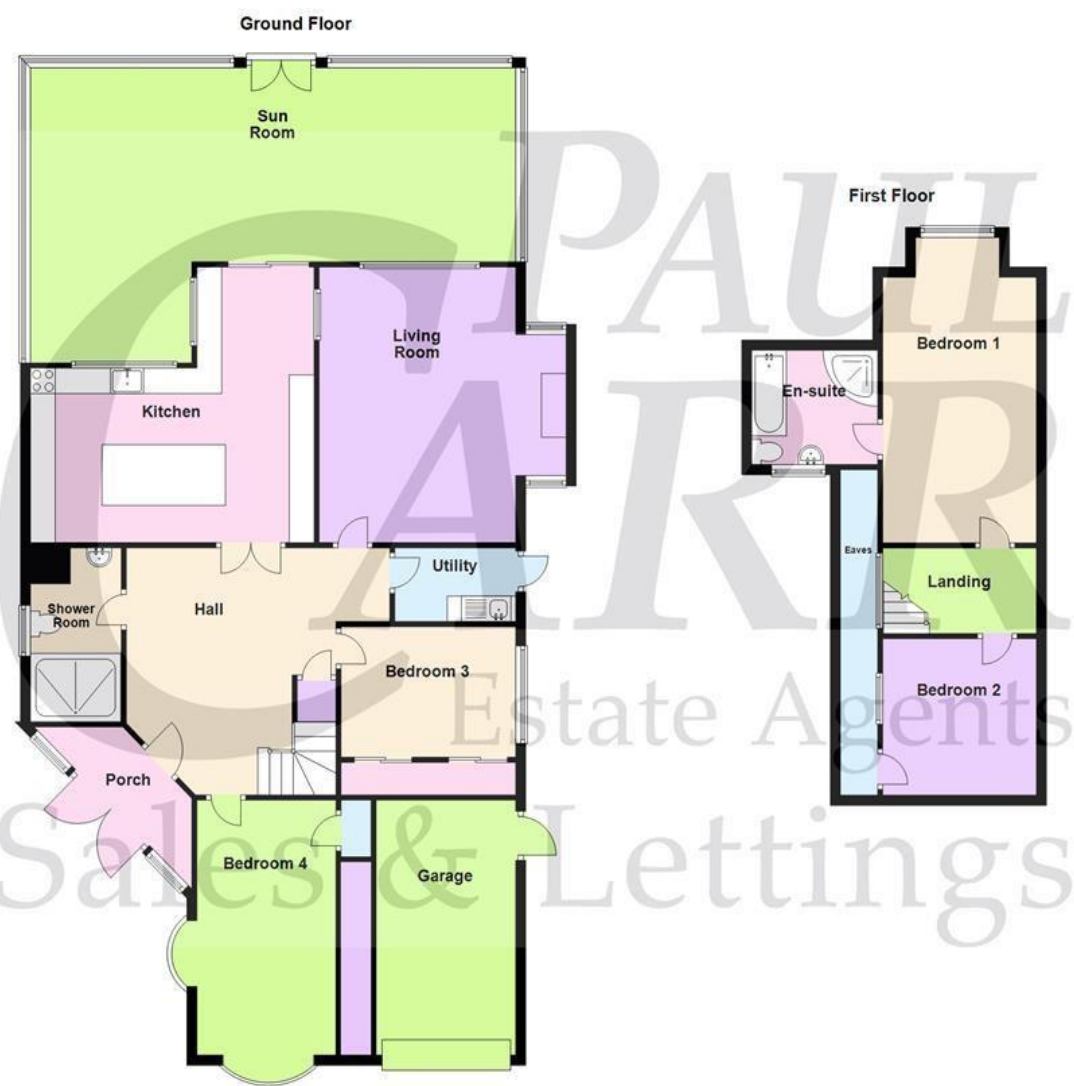






# Floor Plan

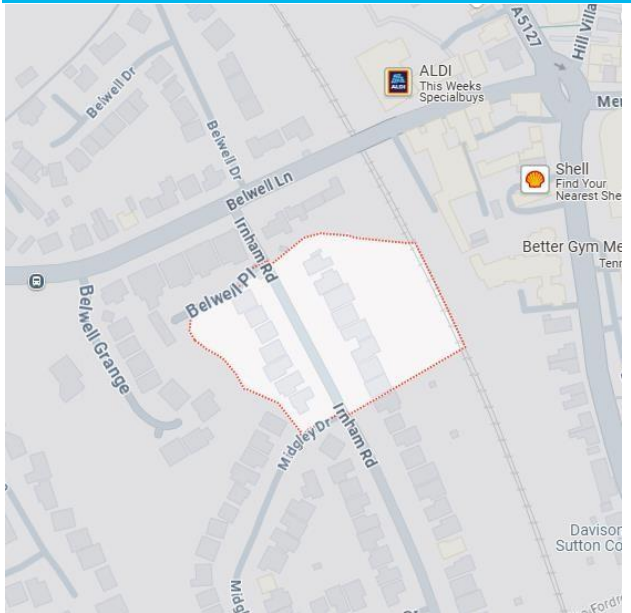
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location











**Agent's**

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Came on the market: