PAUL CARR Estate Agents Sales & Lettings

Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk

Irnham Road, Four Oaks, Sutton Coldfield, B74 2TQ

£650,000

Life at Irnham Road begins with instant curb appeal — an immaculate, detached bungalow set back behind a large driveway and framed by a generous garden. From the moment you arrive, the sense of space and care is clear.

Step inside to a spacious, square entrance hall that sets the tone for the rest of the home. The bright living and dining room is a real highlight, filled with natural light and centred around a charming feature inglenook that adds warmth and character. The modern, well-fitted kitchen is both stylish and practical, offering ample storage and workspace for everyday living. There are two generous double bedrooms, both complete with fitted wardrobes, providing comfortable and well-organised accommodation. The large bathroom is beautifully appointed and includes a contemporary wet area, ideal for both convenience and accessibility.

Outside, the sizeable garden offers plenty of room to relax or entertain, while the garage and large driveway provide excellent parking and storage options. Immaculately presented throughout, this home combines space, comfort, and practicality in a highly desirable setting.

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.

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

or via Fouroaks@paulcarrestateagents.co.uk

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Hall

Living Room
4.85m (15'11") x 4.20m (13'9") max

Dining Room
3.47m (11'5") x 2.72m (8'11")

Kitchen
3.30m (10'10") x 2.97m (9'9")

Bedroom 1
3.63m (11'11") x 2.00m (6'7")

Bedroom 2
3.36m (11') x 3.18m (10'5")

Bathroom

Garage

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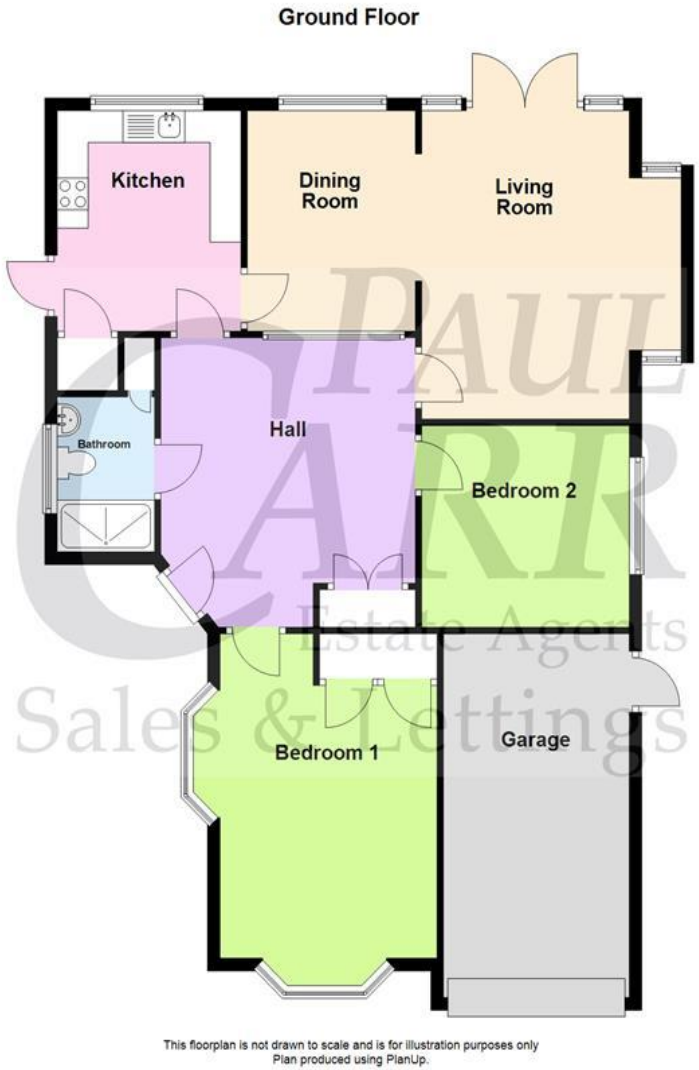
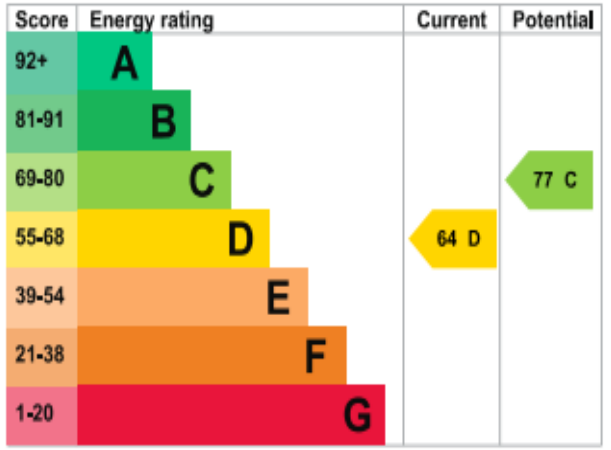
Floor Plan

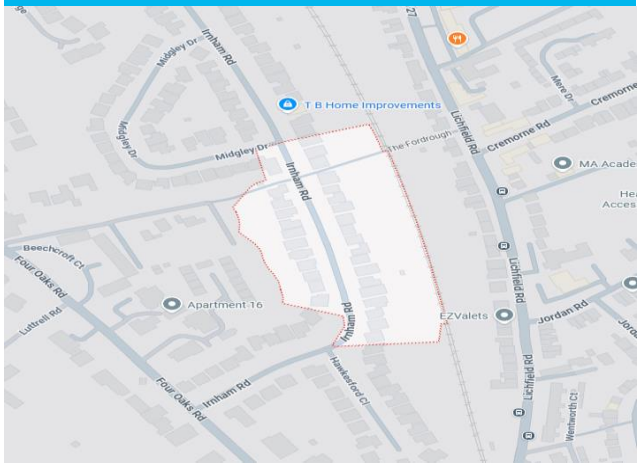
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



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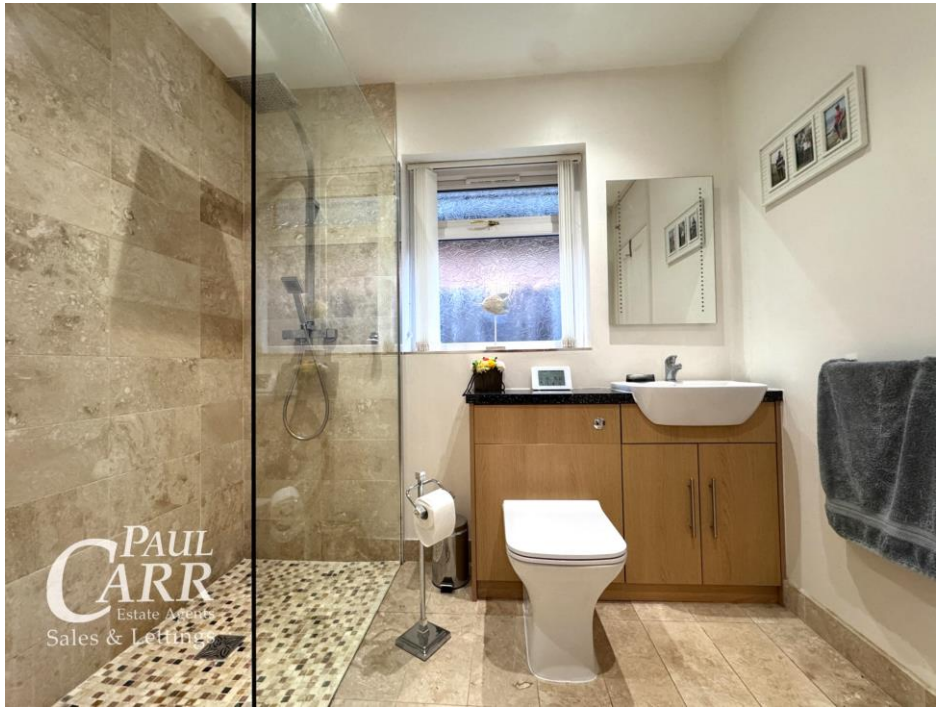
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Agent's Note:

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.