



42 IRNHAM ROAD, FOUR OAKS, B74 2TQ

OFFERS AROUND - £950,000

Set upon one of the most sought after roads within the area, Irnham Road is positioned just a gentle stroll from the vibrant amenities of Mere Green shopping centre. This beautifully enhanced and substantially enlarged Freehold detached residence offers an exceptional blend of charm, space, and contemporary style. With restaurants, cafés, supermarkets and everyday conveniences close at hand, along with nearby rail links, bus services and highly regarded schooling for all ages. For those who enjoy the outdoors, Sutton Park, with all it's natural beauty is also within easy reach.

Thoughtfully and significantly improved, this delightful home offers spacious and versatile accommodation finished to an exacting standard throughout. Upon entering, a welcoming and spacious reception hall immediately conveys a sense of quality and warmth, effortlessly introducing the accommodation beyond. The principal lounge is a standout feature — a substantial and inviting space, centred around a striking Inglenook fireplace, creating a wonderful focal point and an ideal setting for relaxation.

To the rear is an exceptional open plan breakfast kitchen has been beautifully appointed, featuring a large central island and a comprehensive range of modern fittings, perfectly designed for both everyday living and entertaining. This impressive space flows seamlessly into a dining and family area, where bi-fold doors open out onto the garden. A separate utility room provides further practicality.

The ground floor continues to impress with two well proportioned double bedrooms, alongside a fifth bedroom or a dedicated home office. A stylish, contemporary refitted bathroom completes the ground floor accommodation. To the first floor, two further generous double bedrooms are found, including an excellent master suite benefitting from built-in wardrobes and a sleek en-suite shower room.

Externally, the property occupies a mature plot, enjoying privacy and an attractive outlook. A large single garage with remote-control door further enhances the practicality of the home, early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Set back from the roadway behind a multi-vehicular block paved driveway with lawn, access is gained to the property via double glazed double doors opening to:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, part obscure double glazed door opens to:

WELCOMING RECEPTION HALL: 22' max / 9' min x 14'9" max narrowing to 8'9" min Pvc double glazed window to side, three radiators, wood laminate flooring.

ATTRACTIVE SPACIOUS LOUNGE: 19'7" x 14'7" max / 11'10" min Pvc double glazed with central double glazed double French doors to rear garden, there is a wide Inglenook fireplace with leaded light, secondary glazed windows to side, central coal effect living flame fire set within a Minster style fire surround with matching hearth and mantle, double radiator.

EXTENDED COMPREHENSIVELY RE-FITTED BREAKFAST KITCHEN COMBINING FAMILY SITTING & DINING AREAS: 24'6" max / 19'6" min x 18'9" max / 12'2" min

Family Area: Wide double glazed bi-fold doors to rear, space for sofa and seating, being open plan to:

Dining Area: Double glazed window to side, space for table and chairs, recess for television, additionally having a wide double glazed roof lantern over.

Comprehensively Fitted Breakfast Kitchen: Featuring a substantial central island with granite top, inset sink, integrated dishwasher and fridge, space for breakfast stools, further sweeping co-ordinating work surfaces with tiled splash backs downlighters to a bank of wall and base units, elevated inset stainless steel oven with separate combination oven/microwave, integrated double wine fridge, pan drawer units, tall contemporary radiator.

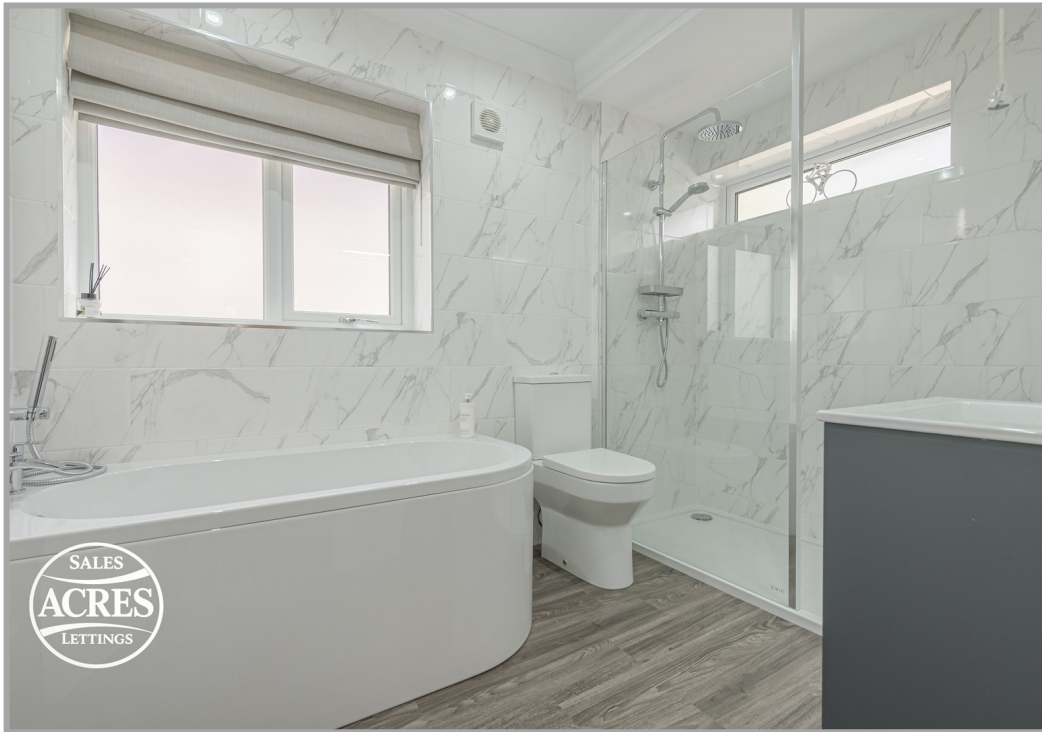
UTILITY ROOM: 7'3" x 6'6" One and a half bowl sink unit set into granite work surfaces having tiled splash backs, co-ordinating wall and base units, recesses for washing machine and dryer, double radiator, part obscurer double glazed door to side.

STUDY/BEDROOM FIVE: 9'3" x 7' Pvc double glazed window to side, single and two double fitted wall units with central storage/display shelving, radiator.

BEDROOM TWO: 15'9" x 11'9" max / 10 min Pvc double glazed window and further double glazed bow window to side, double built-in wardrobe, double radiator.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM FOUR: 12'4" max / 10'4" min x 10'6" Pvc double glazed window to side, double built-in wardrobe, radiator.

WELL APPOINTED FAMILY BATHROOM: Pvc double glazed obscure windows to front and side, matching white suite comprising bath, large shower having drying area and glazed splash screen, tiled splash backs, vanity wash hand basin with base unit beneath, low flushing wc, tall contemporary radiator, tiling to walls.

STAIRS TO LANDING: Double glazed Velux window to side, radiator, space for desk or sitting area, built-in storage cupboard.

BEDROOM ONE: 19'3" max narrowing to 5'10" x 15'6" max narrowing to 11'3" Pvc double glazed windows to side and rear, two wide double built-in wardrobes, tall contemporary radiator.

EN-SUITE SHOWER ROOM: Double glazed Velux window to side, renewed white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, built-in drawer/storage unit with display/storage top, radiator.

BEDROOM THREE: 16' max x 11'9" max narrowing to 8'5" Two double glazed Velux windows to fore, double radiator.

LARGE GARAGE: 17' x 14'2" Electric remote controlled garage door, door to main house (Please check the suitability of this garage for your own vehicle/s)

OUTSIDE: Wide paved patio area to a delightful, substantial lawned rear garden, flanked by shaped borders having an abundance of shrubs, bushes and flower beds, being of an approximate south-westerly aspect.



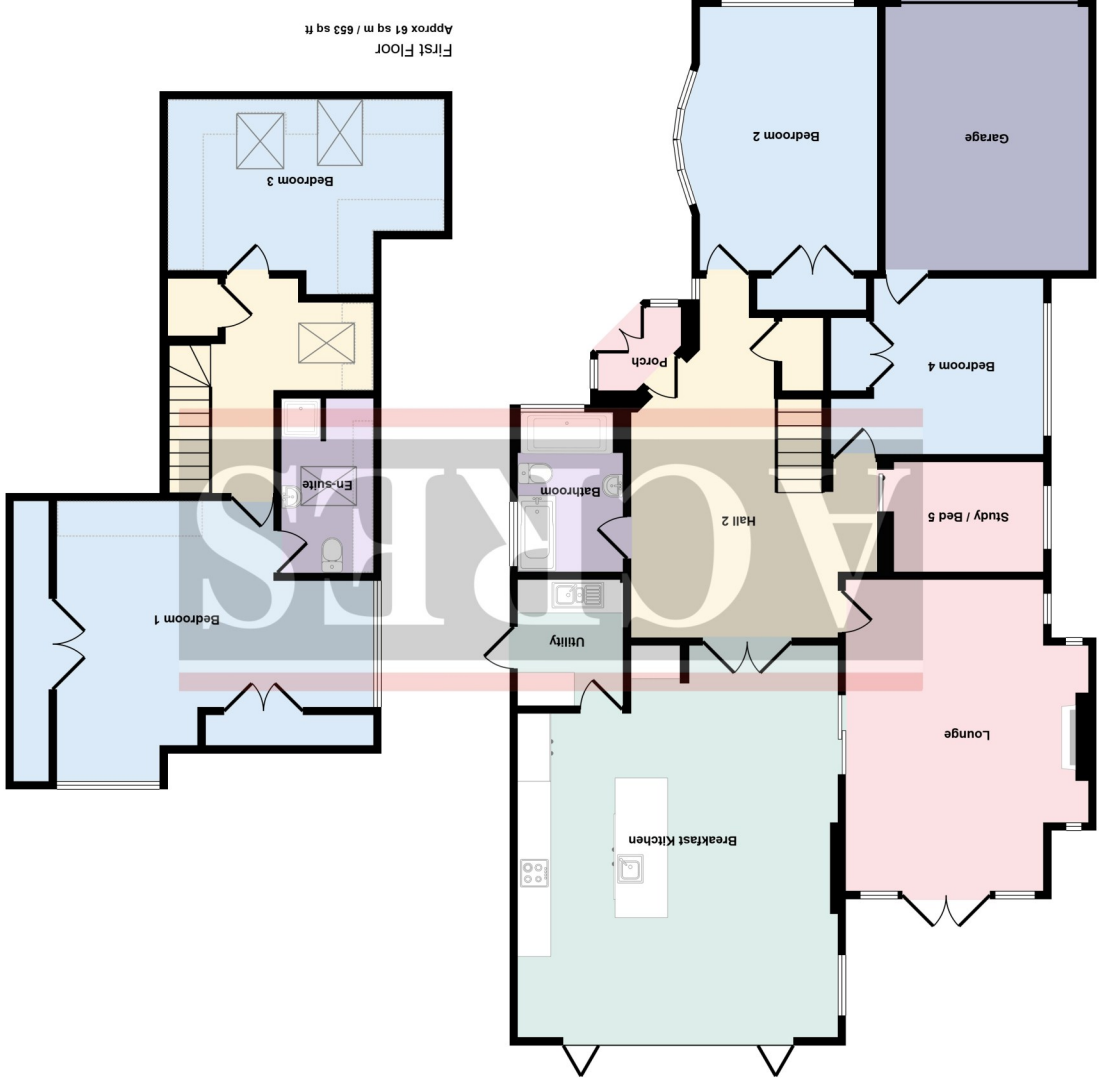
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: F



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Ground Floor
Approx 154 sq m / 1660 sq ft

First Floor
Approx 61 sq m / 653 sq ft

Approx Gross Internal Area
219 sq m / 2313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.