

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Two double bedrooms, both with wardrobes
- Well appointed white shower room
- Attractive lounge with Inglenook fireplace
- Dining room/potential bedroom three
- Garden/sitting room
- Comprehensively refitted kitchen with appliances
- Utility room
- Additional shower/wet room
- Substantial loft with scope for alteration
- Garage & southerly rear garden



**IRNHAM ROAD, FOUR OAKS, B74 2TP - OFFERS OVER £700,000**

This delightful, well presented, attractive, imposing, freehold, detached bungalow, is set on a generous, sweeping corner plot, within a prime, central and sought after location. Irnham Road is positioned just a short stroll from the heart of Mere Green, where you will find a variety of shops, restaurants and further amenities and is similarly placed for excellent public transport links including access to the Cross City rail line. Much improved and well presented throughout, having the added security of an alarm system, to fully appreciate the property on offer, its true proportions, together with further potential by way of alteration to the loft area (subject to necessary permissions/regulations), having the added security of an alarm system, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, spacious rear lounge with Inglenook fireplace, dining room/potential third bedroom, garden/sitting room, comprehensively fitted kitchen having integrated appliances, utility room, shower/wet room, two double bedrooms both having wardrobes, well appointed main shower room, garage and an attractive rear garden having an approximate southerly aspect.

Set back from the roadway behind multi-vehicular block paved driveway having lawn set to side, access is gained to the accommodation via pvc double glazed double doors opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, obscure glazed door to:

RECEPTION HALL: Radiator, double and single built-in storage cupboards, retractable loft ladder gives access to a substantial insulated loft area having part boarding, providing great scope and potential for additional accommodation (STPP).

ATTRACTIVE LOUNGE: 19'6" max / 16' min x 12' Wide pvc double glazed picture window to rear with retractable sun blind, Inglenook fireplace having glazed windows to sides and central briquette style fireplace with matching hearth, mantle and inset coal effect living flame gas fire, three radiators.

OPEN PLAN DINING ROOM: 12' x 8' Pvc double glazed window to side, radiator.

GARDEN/DAY ROOM: 11'6" x 7'7" Pvc double glazed window and patio doors to rear with further double glazed window to side, double radiator, double French doors to lounge.

FITTED KITCHEN: 16' max / 12' min x 9'9" Pvc double glazed window to rear, single drainer sink unit having base unit beneath, there is a further range of contemporary fitted units to both and wall level including drawers, integrated AEG appliances including dishwasher, fridge and freezer, AEG elevated oven having combination microwave/additional oven above, complementary rolled edge work surfaces with upstands having concealed down lights and inset AEG induction hob, breakfast bar, Amtico flooring, radiator, two storage/pantry cupboards, opening to:

UTILITY ROOM: 10'3" max / 3'3 min x 10'1" max / 4' min Pvc double glazed windows to front, side and rear elevations with part double glazed pvc door to garden, single drainer sink unit set into trolled edge work surfaces having recess beneath for washing machine, double radiator, Amtico flooring.

SHOWER/WET ROOM & WC: Pvc double glazed obscure window to side, white low flushing wc with matching wash hand basin, shower wet area having floor drain, tiling to walls, chrome ladder style radiator.

BEDROOM ONE: 13'4" max / 11'6" min x 10' Pvc double glazed bow windows to front and side, radiator, double built-in wardrobe, two sets of drawer units.

BEDROOM TWO: 12' max / 10' min x 10' max / 7'10" min Pvc double glazed window to side, radiator, single and two double fitted wardrobes, two sets of drawer units with dressing top above.

SHOWER ROOM: Two obscure pvc double glazed windows to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin having double base units beneath, low flushing wc, tiling to walls and floor, chrome ladder style radiator.

GARAGE: 16'1" x 8'7" Door to side, fitted shelving (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a lawned rear garden flanked by borders having shrubs and bushes, timber fencing and being of an approximate south-westerly aspect.





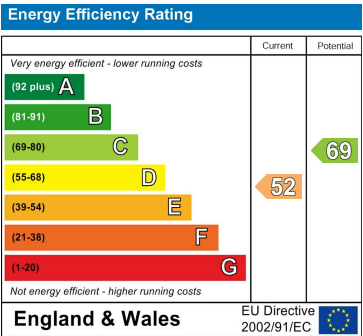
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 323 3088



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, equipment, fixture, 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.