



2 Irnham Road, Sutton Coldfield, West Midlands, B74 2TP

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

This delightful dormer bungalow residence has been beautifully maintained by the present vendor, offering light and well-proportioned accommodation arranged over two floors. The kitchen/breakfast room forms a particular feature and boasts an expensive range of recently fitted units complimented by granite work-surfaces with a super conservatory providing an excellent heated space to relax with views over the garden.

Irnham Road occupies a highly regarded residential location within close proximity to all amenities. Mere Green is within walking distance and provides first class shops, supermarkets and excellent restaurants/fine bistro dining. Four Oaks railway station is nearby and facilities ease of access to Birmingham and Lichfield City centres. All age groups are catered for by a range of local schools including Arthur Terry Secondary School which is within walking distance.

The accommodation briefly comprises the following;

Enclosed Reception Porch entrance with the full height opaque glazed double casement doors and side panels, ceramic floor tiling and glazed small paned entrance door and side panels leading to,

Generously proportioned hallway with decorative glazed display panel, ceiling cornice and useful walk in storage cupboard off.

A communicating door leads to a well-proportioned Dining Room with ceiling cornice and double casement doors opening to a charming Lounge, a feature of which is a beamed inglenook with light natural stone fireplace surround and living flame wood burner style gas coal fire forming a focal point, original stained glass side panels, ceiling cornice and PVCU double glazed picture window looking out to the conservatory.

Two double casement french doors and side panels lead to a stunning Conservatory with fitted ceiling and window blinds, modern ceramic floor tiling, two central heating radiators and offers a versatile space for all seasons with panoramic views over the garden and double casement French doors opening to the rear patio.

The Kitchen has been refitted to very high standard and offers a comprehensive range of a modern base and wall units with expensive granite work surfaces and upstands with inset modern 1 1/2 well enamel sink unit with mixer tap, built-in Neff induction hob with Neff stainless steel oven canopy over, integrated Neff oven with warming drawer and oven and grill over, Integrated wine cooler, integrated fridge, freezer and dishwasher, dual aspect windows overlooking the garden and side elevation and inset downlighting.

Useful Laundry/Utility Room with base units, inset single drainer stainless steel sink unit, plumbing for washing machine, ceramic floor and wall tiling with half glazed PVCU double glazed window and door to side.

Walk in Pantry stores.

Principal Bedroom, a pleasant room, with PVCU double glazed bow window to front elevation, range of modern fitted wardrobes including side dressing tables, double doors with mirrors and ceiling cornice.

Newly appointed bathroom comprising a modern white shaped bath with curved glazed shower screen, inset mixer tap and shower, his and her wash basins with lever mixer taps and ample storage cupboard space under, WC with concealed low-level suite and bidet, full height ceramic wall and floor tiling with inset mosaic panel, downlighting and window to side.

On the first floor, an easy tread staircase leads up to landing with loft access and two further excellent bedrooms.

Bedroom 2 enjoys full width wardrobes with sliding doors, inset down lighting and PVCU double glazed window overlooking rear garden, further complimented by Jack and Jill style ensuite shower room with avocado coloured suite comprising large shower cubicle with glazed shower screen and Triton shower, pedestal wash basin, WC low-level suite and ceramic wall tiling to half height.

Bedroom three is a further double room with excellent loft storage space/box room and PVCU double glazed window to front and down lighting.

Outside, the rear gardens form a particular feature of this property and enjoy a good degree of privacy with screening trees and conifers, mature shrub and flower borders, patio area providing an excellent space to relax with centre pathway and well-maintained lawns.

To the fore, a sweeping block paved driveway servicing the garage and provides comprehensive off street parking with flower border and lawns, all set well back from the roadway.

Viewings: Strictly via appointment through our Exclusive and Rural Homes Department on 0121 308 5511 or via sales@exclusiveandruralhomes.co.uk

You will not want to miss out on this unique opportunity. Early viewing is highly recommended to avoid disappointment. CALL TODAY TO BOOK A VISIT.



Entrance Porch

Hall

Lounge 18' 1" x 11' 0" (5.51m x 3.35m)

Dining Room 18' 1" x 8' 10" (5.51m x 2.69m)

Conservatory 9' 0" x 21' 0" (2.74m x 6.40m)

Kitchen 18' 1" x 9' 11" (5.51m x 3.02m)

Utility Room 7' 0" x 5' 1" (2.13m x 1.55m)

Bedroom One 15' 0" x 10' 1" (4.57m x 3.07m)

Bathroom 8' 1" x 10' 0" (2.46m x 3.05m)

Landing

Bedroom Two 15' 10" x 11' 1" (4.82m x 3.38m)

Bedroom Three 9' 11" x 11' 11" (3.02m x 3.63m)

Bathroom 5' 1" x 12' 1" (1.55m x 3.68m)

Eaves





FLOORPLAN

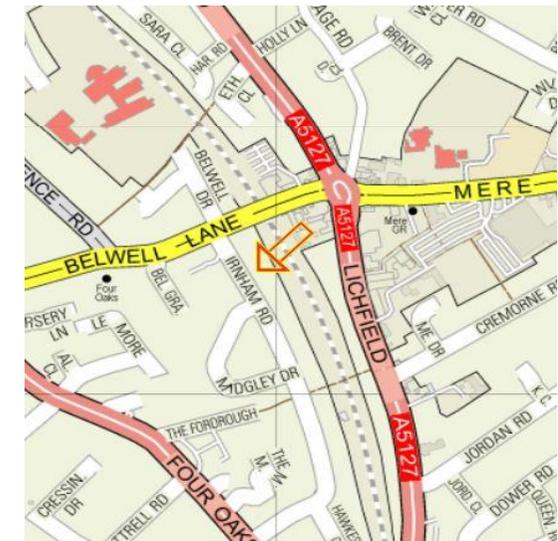
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location





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.





15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA
Email: sales@exclusiveandruralhomes.co.uk
Tel: 0121 308 5511

