



Charming Detached Home with No Upward Chain - This attractive detached property offers spacious and well-balanced accommodation throughout, ideal for families or those looking to downsize without compromising on space.

Upon entering, you're welcomed into a generously sized hallway that sets the tone for the rest of the home. The living room, featuring a characterful inglenook fireplace, provides a cosy yet elegant space to relax. There's also a separate dining room, perfect for entertaining or family meals.

The kitchen is practical and well-proportioned, offering plenty of potential to update or modernize to suit your needs.

The home boasts two double bedrooms, one of which benefits from an ensuite. A large family bathroom serves the rest of the home, providing ample space for comfort and convenience.

Externally, the property features a south-facing rear garden, ideal for enjoying the sunshine throughout the day. A large driveway offers plenty of 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.

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)





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Porch

Hall

Living Room  
5.32m (17'6") x 5.31m (17'5")

Dining Room  
5.03m (16'6") x 2.64m (8'8")

Kitchen  
4.72m (15'6") x 3.02m (9'11")

Lean To

Garage

Bedroom 1  
4.88m (16') x 3.63m (11'11")

Bathroom

Bedroom 2  
3.61m (11'10") x 3.15m (10'4")

En-suite

WC

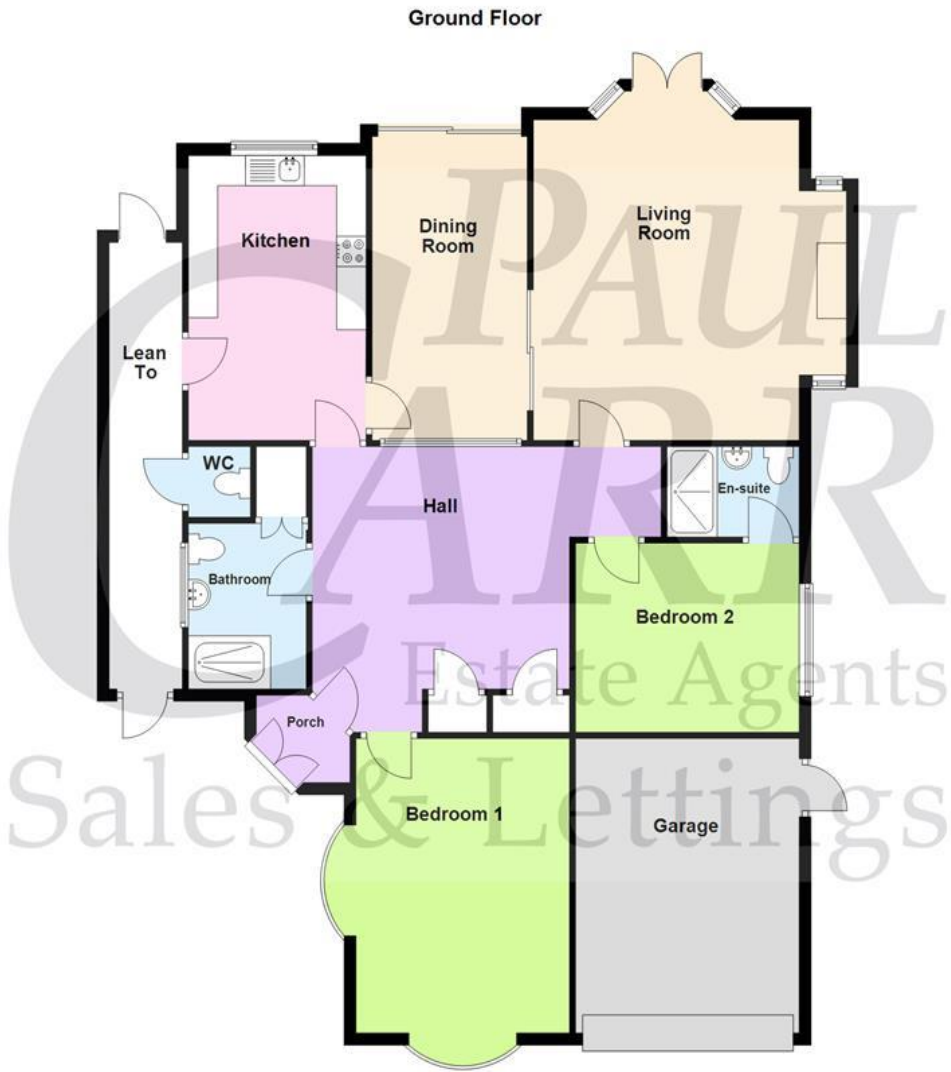






# Floor Plan

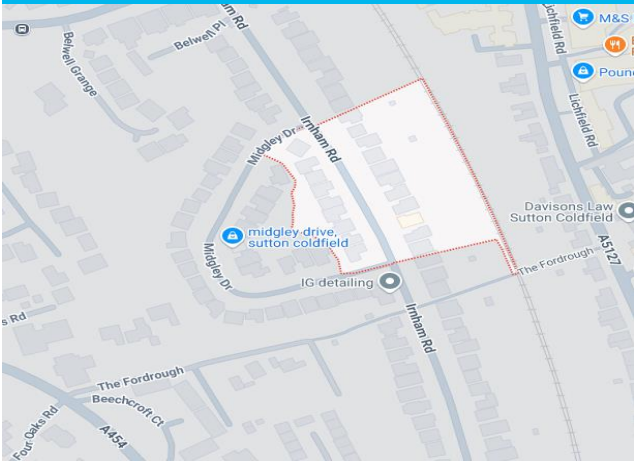
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

## Map Location











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**Agent's Note:**

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