

12 IRNHAM ROAD
SUTTON COLDFIELD
B74 2TP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled in a highly sought-after location, this charming two-bedroom bungalow offers ample space and comfort throughout. Boasting well-maintained gardens, it provides a delightful outdoor retreat.

ACCOMMODATION

Ground Floor:

Porch
Entrance hallway
Family bathroom
Kitchen
Dining room
Drawing room
Garden room
Study
Bedroom 1 with WC
Bedroom 2

Garden and Grounds:

Integrated garage
Block paved driveway with ample parking
Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 1,461 Sq Ft (135 Sq M)

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Situated on Irnham Road and within walking distance of Sutton Park, one of Europe's largest urban parks, which offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Description of Property

As you step into this welcoming property, you're greeted by a spacious entrance hallway that serves as the hub of the home, providing access to various rooms and living spaces.

On the left, you'll find the family bathroom, equipped with a bath, walk-in shower cubicle, WC, and sink nestled into convenient fitted furniture.

To the right of the entrance hallway are two generously sized bedrooms, each offering comfort and natural light streaming through large bay windows. Both bedrooms are thoughtfully designed with fitted furniture for efficient storage, and bedroom 1 enjoys the added convenience of an ensuite with a WC and sink.

Continuing through the home, the kitchen awaits with its charming white cabinetry and oak worktops, seamlessly integrated with modern appliances including a fridge freezer, double oven and grill, and an induction hob with an overhead extractor. The kitchen overlooks the rear garden and features a pantry for additional storage, as well as access to the rear garden.

Adjacent to the kitchen is the inviting dining room, accessible through double doors, providing an ideal setting for family meals and gatherings. The dining room flows seamlessly into the spacious drawing room via double doors.

The drawing room is filled with natural light through the large rear window, overlooking the garden. Here, the focal point is the Inglewood coal fireplace with a brick surround, offering warmth and cosiness on family nights.

Beyond the drawing room lies the garden room, a serene space

adorned with bifolding doors that open out to the rear garden, creating a seamless indoor-outdoor living experience perfect for enjoying summer days.

Finally, the study completes the layout, offering a versatile space ideal for working from home or pursuing hobbies, catering to the varied needs and requirements of the occupants.

Gardens and Grounds

Upon arrival at the property, you're greeted by a meticulously maintained block-paved driveway, offering ample parking space for multiple cars. The pristine lawn area and neatly trimmed hedges surrounding the front gardens and driveway enhance the street's curb appeal, presenting a fresh and well-kept facade. An integrated garage at the front of the property provides additional storage space or parking and is conveniently accessed from the side.

Stepping into the rear garden through the side gate, you'll discover a true sanctuary. The well-kept lawns add a vibrant touch of greenery, complemented by carefully tended hedges, plants, and mature trees throughout the landscape. A paved patio area flows through the grass to the back of the garden, creating a charming walkway and providing the perfect setting for alfresco dining and entertaining friends and family during the summer months.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn right onto Irnham Rd, and the property will be on your left.

Distances

Sutton Park – 0.4 miles
Four Oaks Train Station - 0.5 miles
Sutton Coldfield - 1.2 miles
Lichfield - 7.1 miles
Birmingham - 8.3 miles
Birmingham International/NEC - 12.1 miles
M6 - 6.1 miles
M6 Toll - 11.2 miles
M42 - 11.7 miles

(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: F
Broadband average area speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston





Knowles 0121 362 7878.

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Services

We understand that mains water, gas and electricity are connected.

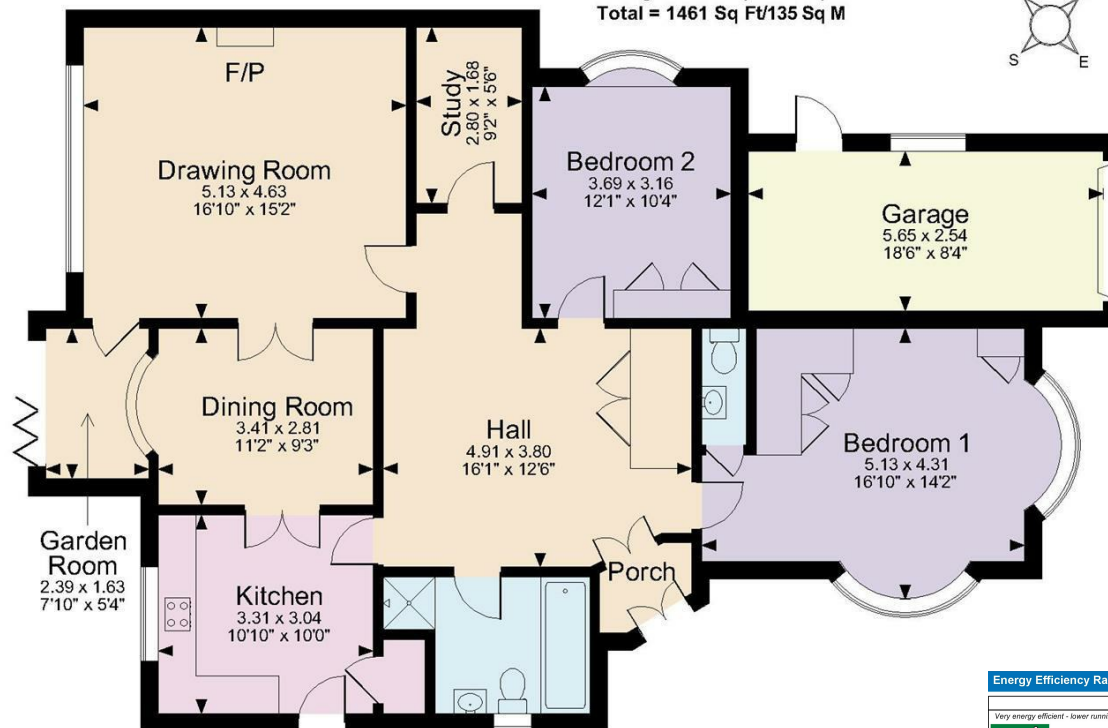
Disclaimer

Other Information: As defined under section 21 of the Estate Agents Act 1979, we are required to disclose any personal interest to any prospective buyers. The property is being sold by a family member of the Director of Aston Knowles'. The Director will have no dealings with this sale or the negotiation thereof.

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: March 2024
Particulars prepared: March 2024

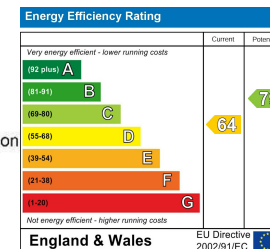
Irnham Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 1307 Sq Ft/121 Sq M
Garage = 154 Sq Ft/14 Sq M
Total = 1461 Sq Ft/135 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate on
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