

NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

DISCLAIMER
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.9m/6.2ft)

(*) Excluding balconies and terraces

Approximate total area* 1391.59 m²

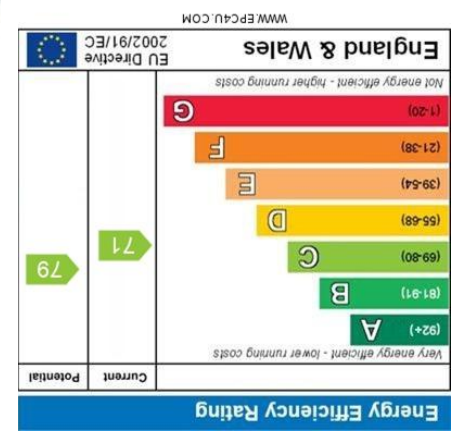
Reduced headroom 51.18 m²



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- A Vastly Extended 4 Bedroom Family Home
- Large Open Plan Kitchen/Dining/Family Room
- Utility & WC
- Formal Lounge
- Home Office

Willmott Road, Four Oaks, Sutton Coldfield, B75 5NR

Offers In Region Of
 £500,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Occupying a highly sought after location within Four Oaks and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This beautiful family home has been thoughtfully and expensively extended by the current owners to create spacious living accommodation over three floors and combines many original features with the convenience of modern day living. Entered via a hallway with guest WC, there is a home office/playroom, a formal living room to the front, a superb open plan kitchen/living/dining room and utility room, on the first floor there are three great sized bedrooms and a family bathroom and on the top floor there is a master bedroom with an en suite shower room, to complete the home there is a large private garden ideal for the family buyer.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor, radiator, coving and door to:

GUEST WC To include a white suite with low level WC, wash hand basin with vanity storage beneath.

HOME OFFICE/PLAYROOM 8' 5" x 6' 7" (2.57m x 2.01m) Offering a multitude of uses and currently a home office with a picture bay window to the front.

FORMAL LOUNGE 19' 8" x 11' (5.99m x 3.35m) A lovely formal lounge with a deep walk in bay to the front aspect, coving, radiator and a log burner as the focal point.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 18' 3" x 9' 4" (5.56m x 2.84m) Plus 12' 3" x 15' A multifunctional open plan kitchen, living and dining room, the kitchen includes a stylish and comprehensive range of matching wall and base mounted units with complementing wooden work surfaces over, integrated double oven and induction hob with extractor fan over, integrated dish washer and fridge freezer, Belfast sink, patio doors to the rear and a further window to the side, a vaulted ceiling with Velux windows overhead, a breakfast bar leads in to the sitting/dining room with Bi-folding doors to the large private rear garden, a further side vaulted ceiling and a door to the utility room.

UTILITY ROOM Includes a further range of matching units with complementing work surfaces over, integrated washing machine/tumble dryer.

From the hallway a staircase rises to the first floor landing with doors to:

BEDROOM TWO 16' 1" x 11' 10" (4.9m x 3.61m) Having a deep walk in bay to the front aspect and radiator.

BEDROOM THREE 12' 3" x 11' 10" (3.73m x 3.61m) Having a window to the rear and radiator.

BEDROOM FOUR 6' 8" x 10' 3" max (2.03m x 3.12m) Having a window to the front and radiator.

FAMILY BATHROOM Includes a matching white suite with a P shaped bath with shower over and shower screen, wash hand basin, low level WC, heated towel rail and window to rear.

From the landing a further staircase rises to the top floor with a door to:

BEDROOM ONE 15' 7" x 10' 11" (4.75m x 3.33m) Having a window to the rear, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM A matching suite with a fully enclosed shower cubicle, wash hand basin with vanity storage beneath, low level WC, a window to the rear and heated towel rail.

OUTSIDE To the rear of the home there is a great sized private rear garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice available for EE, Three, O2 and Vodafone and limited data available for EE, Three and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

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