

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

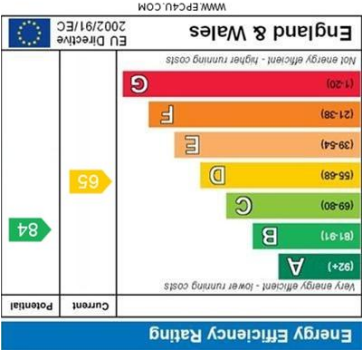
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Plan produced using Planity.



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



- 4 Double Bedroom Extended Family Home with Double Garage
- Lounge & Dining Room with beautiful cast iron tiled fireplaces
- Spacious bedrooms
- Master With En Suite Shower Room



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

Offers In Region Of
£529,999



Property Description

Occupying a highly sought after location 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. Approached via a driveway for a number of vehicles and further on street parking to the front this beautifully presented and thoughtfully extended family home combines many original features with the convenience of modern day living, entered via a hallway there is a formal dining room to the front, an extended lounge overlooking and providing access to the large rear garden, an extended kitchen diner with an inner hallway to the home office, utility and guest WC, on the first floor there are four double bedrooms the master has an en suite shower room there is also a modern family bathroom. To complete the home there is a double garage and a large private garden ideal for the family buyer.

The home also offers further scope to extend subject to the necessary planning permissions (side extension, porch and garage conversion 2021/04931/PA)

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

In brief the accommodation comprises:

HALLWAY with solid wood flooring, stairs, cloak cupboard, central heating radiator and doors off.

LOUNGE 18' 2" x 10' 10" (5.54m x 3.3m) having electric wall mounted fireplace, central heating radiator and double glazed double doors to the rear.

DINING ROOM 13' 2" x 10' 9" (4.01m x 3.28m) with central heating radiator and double glazed bay window to front.

KITCHEN 18' 4" x 10' 2" (5.59m x 3.1m) having a range of wall and base units, roll top work surfaces, integrated hob, double oven and extractor, stainless steel sink and drainer with mixer tap, tiled splashbacks, tiled flooring, central heating radiator, double glazed window to rear, integrated dishwasher and fridge/freezer.

OFFICE 6' 3" x 7' 2" (1.91m x 2.18m) with double glazed window to rear, wooden flooring and central heating radiator.

UTILITY having double glazed window to side, plumbing for washing machine and tumble dryer, wash hand basin, central heating radiator and low level wc.

FIRST FLOOR LANDING with double glazed window to front and central heating radiator.

MASTER BEDROOM 16' 5" x 11' 6" (5m x 3.51m) having double glazed window to rear, central heating radiator, double wardrobe and access to:

EN SUITE SHOWER ROOM having double shower cubicle with mixer shower, wash hand basin, heated towel rail, low level wc and tiled walls and flooring

BEDROOM TWO 13' 6" x 11' 3" (4.11m x 3.43m) having double glazed bay window to rear, central heating radiator and double wardrobe.

BEDROOM THREE 13' 2" x 11' 3" (4.01m x 3.43m) with double glazed bay window to front, central heating radiator and fitted wardrobe.

BEDROOM FOUR 10' 3" x 7' 9" (3.12m x 2.36m) having double glazed window to rear, central heating radiator and fitted wardrobes.

FAMILY BATHROOM with tiled walls and flooring, heated towel rail, panelled bath with shower over, low level wc, double glazed window to front and pedestal wash hand basin.

OUTSIDE

DOUBLE GARAGE having electric door to front.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN with paved patio, side access, lawned area and garden shed.

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property:-
Mobile coverage for:
EE, O2 and Three - Good outdoor
Vodafone - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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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