



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

Offers in Excess of £600,000

FOREVER HOME! This outstanding six bedroom home boasts a striking position with a beautifully maintained frontage that will leave you impressed at first glance. Not only that but this family home has been renovated to an outstanding standard by the current owners and their family for the last 26 years.

This home offers bright and easy accommodation with a great flow throughout over 3 floors and includes 6 double bedrooms, the main bedroom with an ensuite, three spacious reception rooms, and a beautiful kitchen breakfast room with bundles of character. This home is ideal for a demanding and growing family, the charming décor creates a warm cosy feel in every room. Truly, when you walk round this property you will just fall in love with its feel instantly.

The landscaped lawns are immaculate, and privacy makes this an excellent choice for families who love to spend as much time outdoors as they do indoors. The in and out drive provides ample of off road parking as well as access to the garage.

Willmott Road is approached via Little Sutton Road or Worcester Lane and occupies a popular and convenient residential location within Four Oaks. Local shops are easily accessible with comprehensive amenities including supermarkets, restaurants and bistro dining available at the nearby Mulberry Walk in Mere Green centre. Four Oaks railway station is also in Mere Green and provides commuters with a regular service to the city centres of Birmingham and Lichfield. The area is well served by schools which cater for all age groups including Moor Hall primary school, Little Sutton primary school and Mere Green school and nursery.

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)



Living Room 6.40m (21') x 3.35m (11')

Dining Room 5.46m (17'11") x 3.63m (11'11")

Kitchen 6.48m (21'3") x 3.45m (11'4")

Utility 2.29m (7'6") x 1.73m (5'8")

Family Room 3.73m (12'3") x 3.56m (11'8")

Garage

First Floor Landing

Bedroom One 4.32m (14'2") x 3.43m (11'3")

En-suite

Bedroom Two 3.45m (11'4") max x 2.74m (9')

Bedroom Three 3.45m (11'4") max x 2.74m (9')

Bedroom Four 2.79m (9'2") x 2.57m (8'5")

Bathroom

Second Floor Landing

Bedroom Five 4.65m (15'3") max x 2.97m (9'9")

Eaves

Bedroom Six 4.29m (14'1") x 2.31m (7'7")

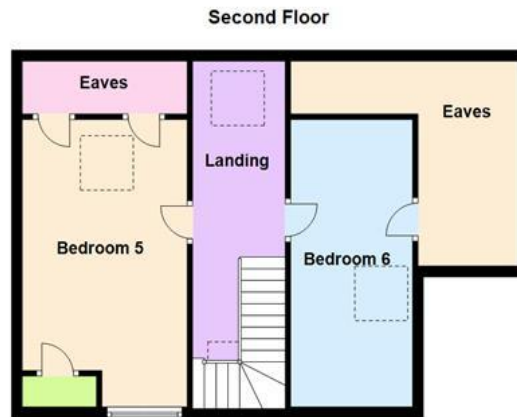
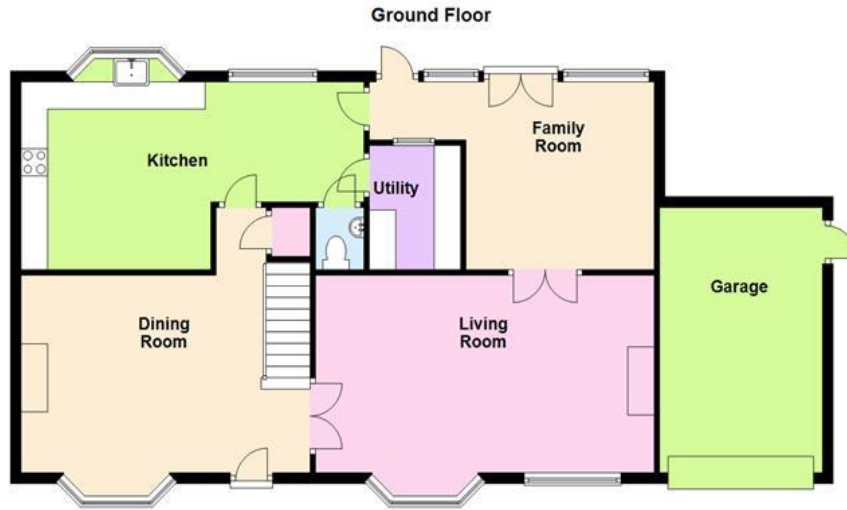
Eaves





# Floor Plan

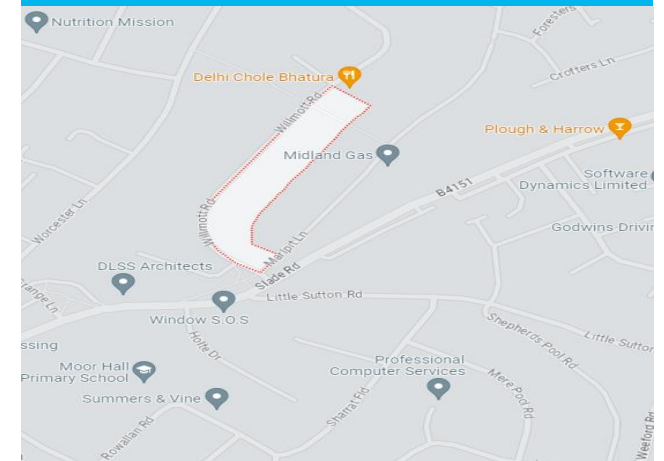
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







### Agent's Note:

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. Came on the market: