



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

Offers in the Region Of £450,000



A fabulous opportunity to acquire a quality home in this prestigious and exclusive location.

Willmott Road's family semi-detached home is a thoughtful blend of functionality and style. The living room serves as a comfortable gathering space, while the expansive breakfast kitchen is designed to accommodate the diverse needs of a family, providing both ample cooking space and a cozy dining area. The inclusion of a home office adds a practical touch, ideal for those who need a dedicated workspace. Additionally, the family room offers a versatile area for relaxation or entertainment, enhancing the overall livability of the home. A wc completes this level.

Ascending the T-shaped staircase, the upper floor reveals three bedrooms, each contributing to a sense of privacy and personal space. The principal bathroom caters to the family's daily needs, and the ensuite and dressing in bedroom one adds a touch of luxury and convenience.

The exterior of the property is a highlight, with the stunning rear garden creating a peaceful oasis.

The outdoor kitchen not only extends the living space but also caters to al fresco dining and entertaining. The picturesque view of the fields surrounding Little Sutton Primary School adds a sense of tranquility and natural beauty to the overall ambiance of this home.

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.

#### ADDITIONAL INFORMATION

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)





**Hall**

**Living Room**  
5.72m (18'9") x 3.53m (11'7")

**Inner Lobby**

**Family Room**  
3.84m (12'7") x 2.67m (8'9")

**Breakfast Kitchen**  
4.98m (16'4") x 3.68m (12'1")

**Office**  
3.76m (12'4") max x 2.29m (7'6")

**WC**

**Landing**

**Bedroom 1**  
4.95m (16'3") x 2.42m (7'11")

**Dressing Area**  
2.46m (8'1") max x 1.55m (5'1")

**En-suite**

**Bedroom 2**  
3.25m (10'8") x 2.77m (9'1")

**Bedroom 3**  
3.48m (11'5") x 2.79m (9'2")

**Bathroom**

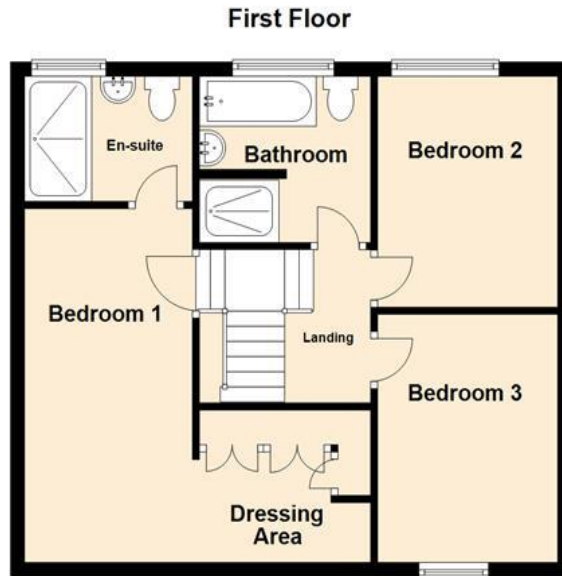
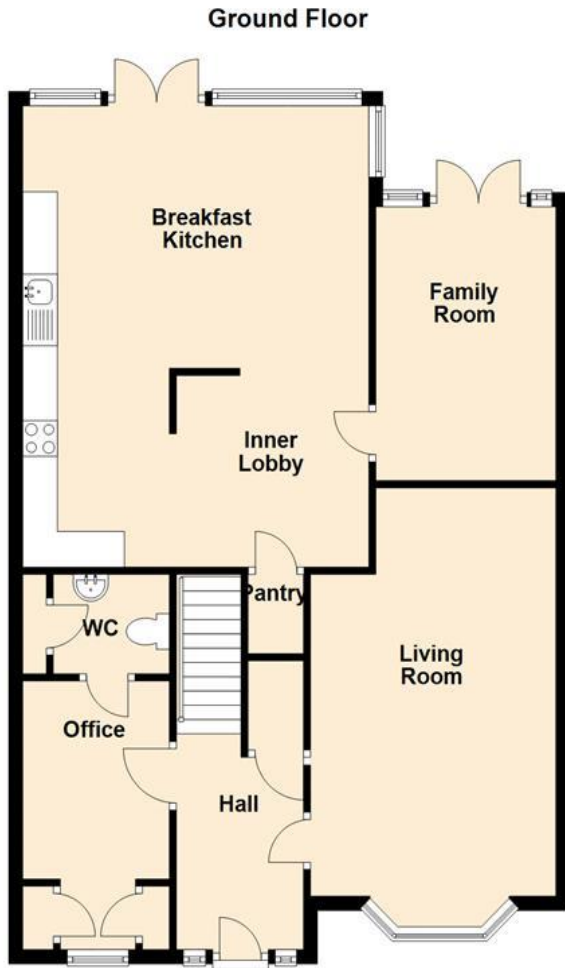






# Floor Plan

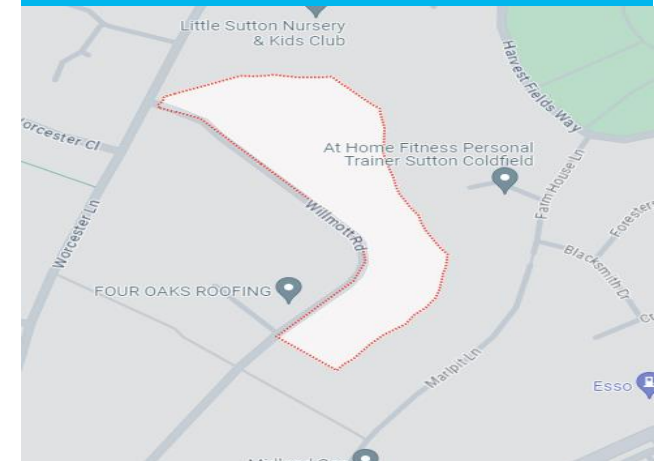
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location









**Agent's**

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