



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

Offers in Excess of £375,000

You will not want to miss out on this unique opportunity. Early viewing is highly recommended to avoid disappointment. CALL TODAY TO BOOK A VISIT. Welcome to this immaculate family home that offers excellent accommodation on a good size plot, this semi-detached home is neatly positioned in a popular location. Set behind the block-paved multi-car driveway with lawn to side, the property offers an enclosed porch, entrance hall, front lounge with double doors to the separate dining room and a modern kitchen which is complimented by a utility area. A guest W.C. and home office then completes the ground floor accommodation. The first floor comprises of three bedrooms, each with fitted furniture and a modern family bathroom with both a bathtub and shower completes the first floor accommodation. Outside is a large and private rear garden featuring a paved patio area with lawn beyond. To the fore the block-paved driveway leads to the side 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.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room 4.4m (14'3") x 4.34m (14'.2")

Dining Room 2.67m (8'9") x 2.59m (8'6")

Kitchen 2.49m (8'2") x 2.31m (7'7")

Utility 4.19m (13'9") x 2.90m (9'6") max

WC

Office 4.01m (13'2") x 1.87m (6'2")

Landing

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

Bedroom 2 3.51m (11'6") x 2.74m (9')

Bedroom 3 2.54m (8'4") x 2.49m (8'2")

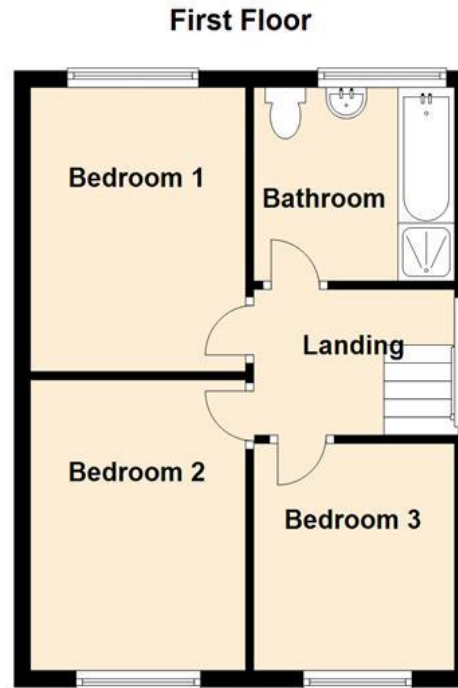
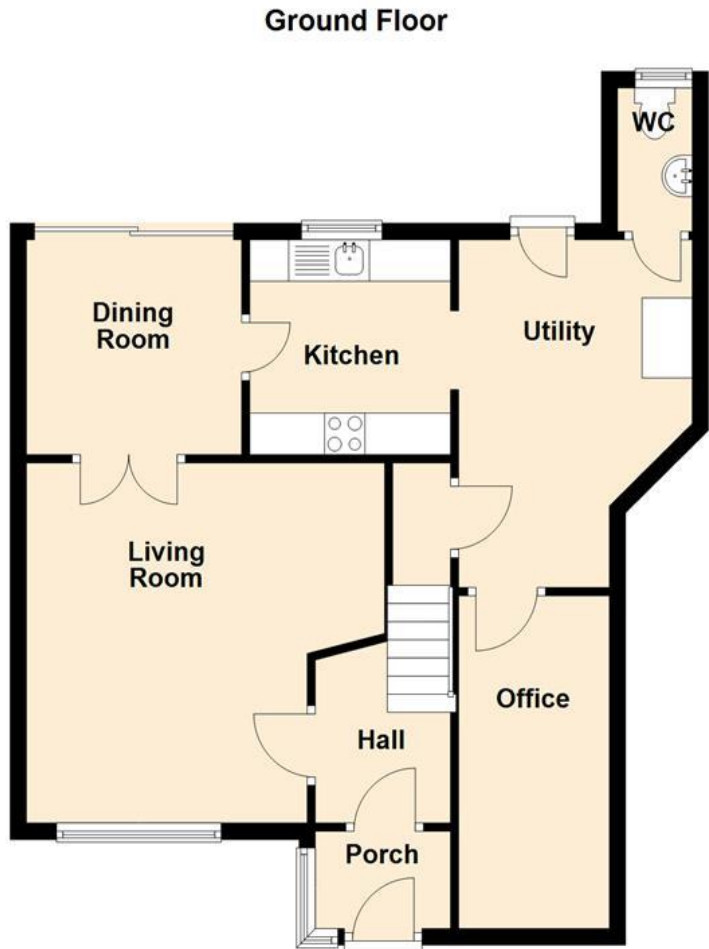
Bathroom





Floor Plan

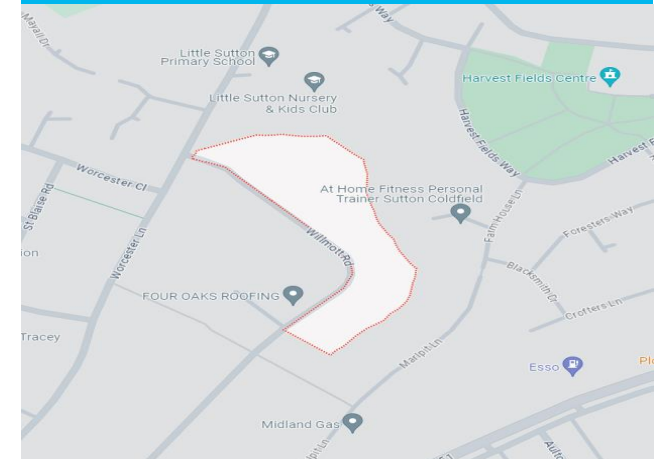
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	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: 31st January 2024