



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

Offers in Excess of £600,000

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

The open plan layout with the dual fireplace and feature brick wall creates a stylish and modern ambiance that seamlessly merges the family and dining spaces. The big centre island in the kitchen, complemented by the bay window seating, adds a touch of elegance to the overall design. With a living room at the front, this home offers a versatile space for relaxation and entertainment. Meanwhile, the addition of a home office/study provides a functional area for work or study, making the home both stylish and practical, catering to various needs and activities. A utility and a WC complete this floor.

As you venture to the first floor there are four bedrooms some with fitted wardrobes whilst bedroom one enjoys a dressing area as well as an ensuite and a stunning family bathroom completes this floor.

The second floor encompasses the fifth bedroom and a bathroom.

Outside the rear garden enjoys a unique and desirable private aspect and a thoughtfully added patio area. The driveway offers sufficient off road parking.

Willmott Road occupies an established and highly sought-after location within Four Oaks. Mulberry Walk in Mere Green provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining. The area is well served by well regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks train station is nearby and provides commuters with ease of access to Birmingham and Lichfield city centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



Ground Floor

Living Room 4.14m (13'7") x 3.23m (10'7")

Office/Snug Room 4.29m (14'1") x 2.74m (9')

Kitchen/Family Area 11.10m (36'5") x 2.00m (6'7")

Utility 3.23m (10'7") x 2.49m (8'2")

WC

Dining Room 4.01m (13'2") x 3.66m (12')

First Floor Landing

Bedroom 1 3.53m (11'7") x 2.97m (9'9")

Dressing Area 3.45m (11'4") x 1.39m (4'7")

En-suite

Bedroom 2 3.45m (11'4") x 3.23m (10'7")

Bedroom 3 3.45m (11'4") x 3.23m (10'7")

Bedroom 4 2.46m (8'1") x 2.34m (7'8")

Bathroom

Second Floor Landing

Bedroom 5 3.68m (12'1") x 2.95m (9'8")

Bathroom





Floor Plan

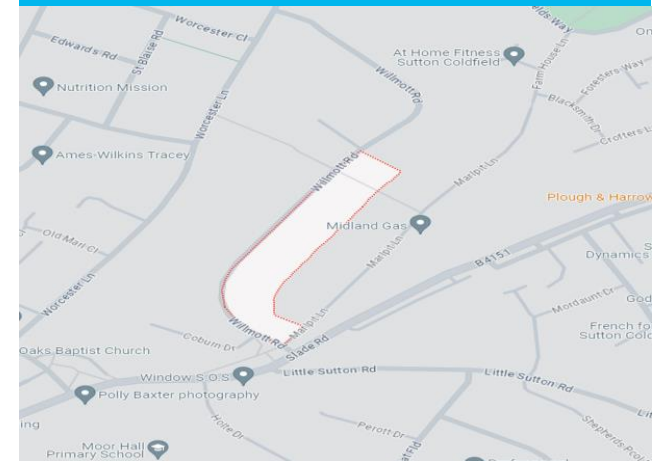
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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