



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

Offers in Excess of £425,000

This modern and stylish house features a thoughtfully designed layout that balances comfort with functionality, combining modern aesthetics with practical spaces, making it an ideal home for contemporary living.

As you enter, you're greeted by a bright and welcoming living room, enhanced by a large bay window that fills the space with natural light. The room's contemporary design sets the tone for the rest of the house. Adjacent to the living room, there's a dedicated playroom—an ideal space for children to enjoy themselves while staying close to the heart of the home. Moving further in, the spacious kitchen and dining area form the heart of the house. This open-plan space is perfect for both cooking and socializing, featuring modern appliances, ample counter space, and a dining area that easily accommodates family meals and gatherings.

A separate utility room offers practical storage and laundry facilities, keeping the main living areas neat and organized. For those who work from home, a stylish home office provides a quiet, dedicated space for productivity, away from the bustle of the household. Additionally, a convenient downstairs WC ensures that everything you need is within easy reach.

Upstairs, the home offers three well-proportioned bedrooms. Bedroom one is likely spacious and luxurious, while the other two bedrooms offer flexibility, suitable for children, guests, or even additional workspaces. A modern family bathroom and separate WC completes the accommodation.

The large private South facing rear garden serves as a perfect outdoor retreat. Whether it's a place for children to play, hosting summer barbecues, or simply enjoying some quiet time outdoors, the garden offers ample space and privacy for a variety of activities.

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.



Hall

Living Room
4.01m (13'2") x 3.91m (12'10")

Kitchen/Dining
5.94m (19'6") x 3.40m (11'2")

Play Room/Snug

2.90m (9'6") x 2.11m (6'11")

Office 3.00m (9'10") x 1.50m (4'11")

Utility
3.40m (11'2") x 3.00m (9'10")

WC

Landing

Bedroom 1
3.98m (13'1") x 3.02m (9'11")

Bedroom 2
3.61m (11'10") x 2.59m (8'6")

Bedroom 3
2.97m (9'9") x 2.29m (7'6")

Bathroom

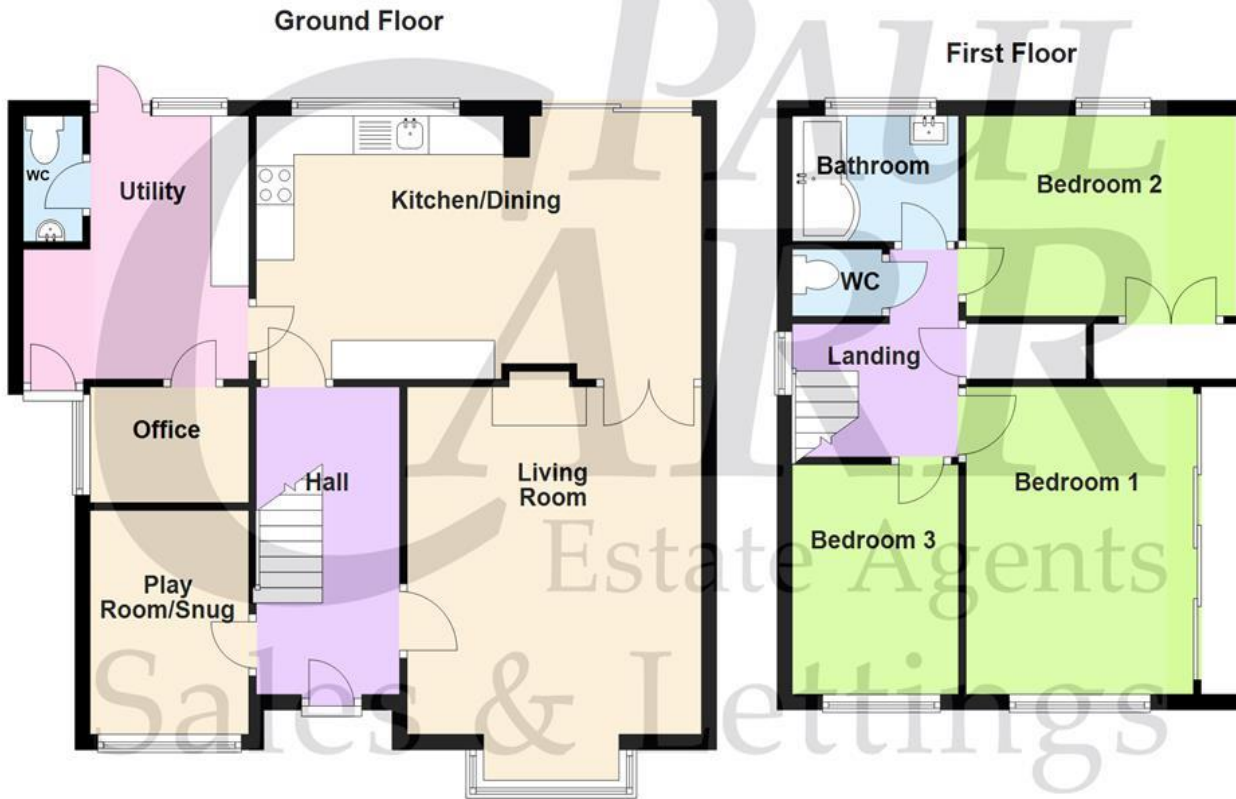
WC





Floor Plan

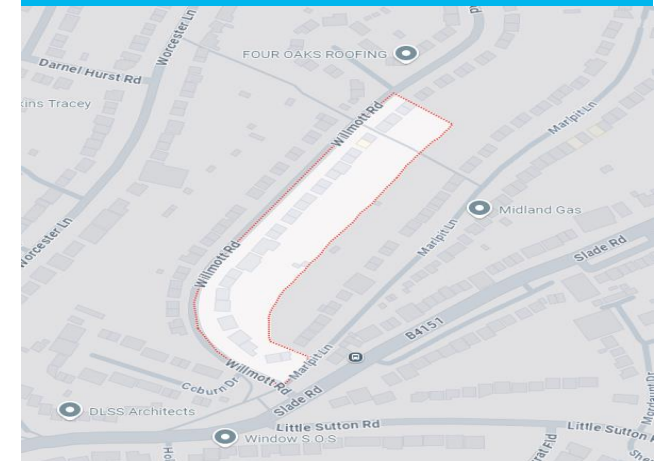
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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: