

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Five bedrooms
- ◆ Family bathroom & separate WC
- ◆ Shower room
- ◆ Attractive spacious lounge
- ◆ Extended dining room/potential family room
- ◆ Fitted breakfast kitchen
- ◆ Large utility room with additional WC
- ◆ Wide garage
- ◆ Delightful generous well stocked garden
- ◆ Set in a prime sought after location



***58 WILLMOTT ROAD, FOUR OAKS, B75 5NS - OFFERS AROUND £520,000***

This delightful well presented and much improved spacious enlarged freehold semi detached family home is set on a generous mature plot having a delightful well tended and stocked rear garden. Complemented by gas central heating and having pvc double glazing (both where specified) to fully appreciate the property on offer, its host of features together with spacious accommodation, we highly recommend internal inspection. Set close to well regarded infant and junior schooling, together with open countryside, Mere Green shopping centre with its host of facilities, cafes and restaurants is also set close by. Briefly comprising:- Enclosed porch, welcoming reception hall, spacious lounge, substantial dining room, fitted breakfast kitchen, large utility room with guest cloakroom/WC off. A larger family is catered for by way of having five bedrooms set to the first floor. Furthermore, there is a family bathroom, separate WC and additional shower room each provided with white suites. Furthermore, the property has a wide single garage.

Set back from the roadway behind a multi vehicular driveway having side shrubs and bushes, access is gained to the property via a part obscure glazed door opening to:-

**FULLY ENCLOSED PORCH:** Obscure window to side, part obscure glazed door to:-

**RECEPTION HALL:** Obscure window to front, double radiator.

**ATTRACTIVE LOUNGE:** 16'9" max, 14'2" min x 13' Bay window to front, two radiators, coal effect living flame gas fire set on a marble hearth having matching recess, and fire surround.

**EXTENDED DINING ROOM/OPTIONAL FAMILY ROOM:** 21' max x 9'3" max, 8'3" min Pvc double glazed window to side with further double glazed patio doors to rear, two double radiators, exposed wood stained floor.

**FITTED BREAKFAST KITCHEN:** 11' x 9'6" Pvc double glazed window to rear, one and a half bowl sink unit having double base unit beneath, there are a further range of matching units at both base and wall level including drawers, complementary rolled edge work surfaces having tiled splashbacks, fitted oven having hob above, in turn with concealed extractor canopy over, recess for washing machine and fridge, 2/3 space breakfast area, radiator. Useful pantry cupboard.

**UTILITY ROOM:** 10'2" max, 7'6" min x 8'3" Pvc double glazed window and door to rear, double radiator, rolled edge work surfaces, space for appliances, cloaks cupboard, door to garage.

**GUEST CLOAKROOM/WC:** Low flushing white WC, wash hand basin.

Stairs to:-

**LANDING:** Deep storage/linen cupboard.

**BEDROOM ONE:** 13' x 12' Pvc double glazed window to front, radiator, built-in storage cupboard/wardrobe.

**BEDROOM TWO:** 12' x 8'3" Pvc double glazed window to rear, radiator, double built-in wardrobe.

**BEDROOM THREE:** 12'3" (into door recess) max, 10' min x 10' Pvc double glazed window to front, double radiator.

**BEDROOM FOUR:** 10' x 8'8" Pvc double glazed window to rear, double radiator.

**BEDROOM FIVE:** 9'9" (into door recess), 7'6" min x 6'10" Window to front (not double glazed), radiator, built-in storage cupboard.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over with glazed splash screen, tiled splash backs, vanity wash hand basin having base unit beneath, radiator.

**SEPARATE WC:** Low flushing WC in white.

**ADDITIONAL SEPARATE SHOWER ROOM:** Pvc double glazed obscure window to side, white suite comprising enclosed shower cubicle, wash hand basin, low flushing WC, radiator, tiling to walls.

**WIDE GARAGE:** 15' x 10'3" (please check these measurements are suitable for your own vehicle) Door to utility room.

**OUTSIDE:** Paved patio area with outside tap to a delightful generous lawned garden having shaped borders, mature shrubs, bushes and rhododendrons, timber fencing and shed.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**TENURE:** We have been informed by the vendor that the property freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

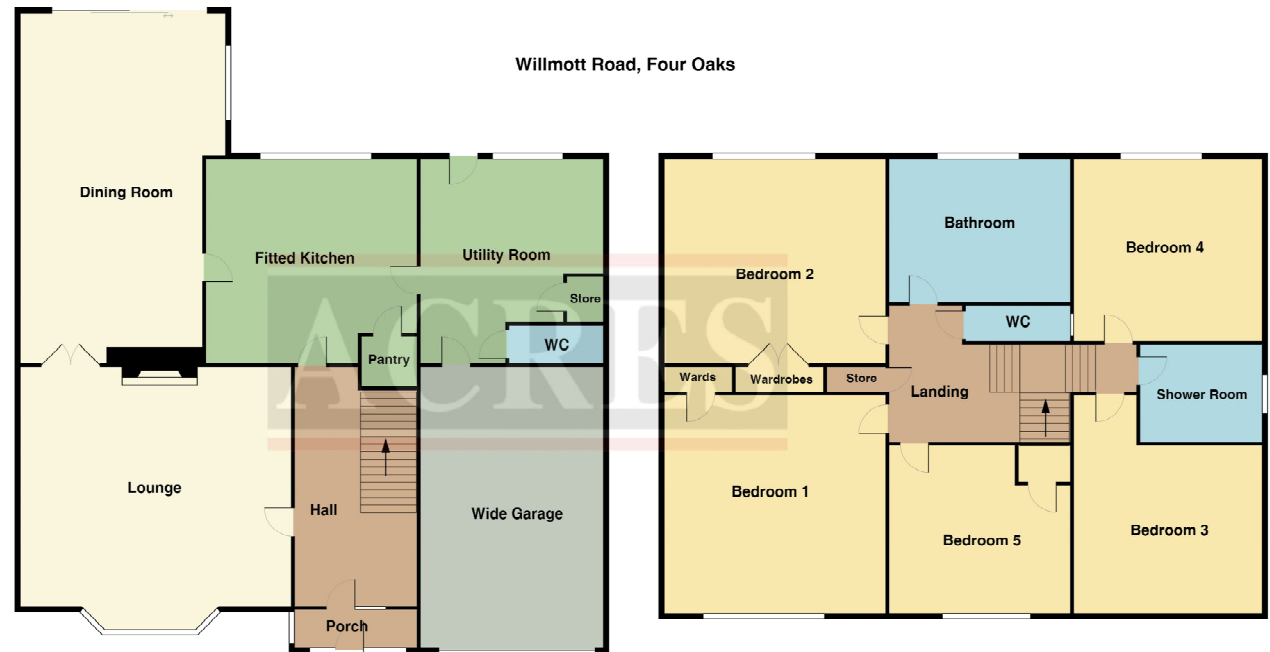
**COUNCIL TAX BAND:** D

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Worcester Lane/Little Sutton Road

core	Energy rating	Current	Potential
2+	A		
1-91	B		81 B
9-80	C	70 C	
5-68	D		
9-54	E		
1-38	F		
<20	G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.