

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Bathroom & separate wc
- ◆ Lounge with bay window
- ◆ Dining area
- ◆ Kitchen
- ◆ Side potential utility room with wc off
- ◆ Side garage
- ◆ Generous rear garden
- ◆ Scope for modernisation/alteration



80 WILLMOTT ROAD, FOUR OAKS, B75 5NW - OFFERS AROUND £350,000

Set in a prime, central and convenient location, this spacious, freehold, semi-detached family home offers outstanding scope and potential for renovation, alteration or potential enlargement, subject to necessary planning permissions. Offering gas central heating and pvc double glazing (both where specified), the property is set close to well regarded infant and junior schooling, together with being served in the Four Oaks area by excellent public transport links and a range of facilities and amenities including shops and restaurants at Mere Green. Briefly comprising enclosed porch, reception hall, lounge with deep bay, dining room, kitchen having large potential utility room off with additional wc, three bedrooms, family bathroom with separate wc, side garage and generous rear garden.

Set back from the roadway behind a twin car block paved driveway having side lawn, pvc double glazed double doors open to:

FULLY ENCLOSED PORCH: Part obscure glazed door to:

RECEPTION HALL: Obscure window to front, radiator.

LOUNGE: 16'9" max / 13' min x 12'9" Pvc double glazed bay window to front, radiator, electric coal effect style fire set on a tiled hearth having matching recess.

DINING ROOM: 9'3" min x 8'2" Pvc double glazed window to rear, radiator.

KITCHEN: 10'10" x 9'6" Pvc double glazed window to rear, single drainer sink unit, twin double base units, work surfaces, space for appliances, radiator, pantry cupboard.

SIDE POTENTIAL UTILITY ROOM: 12'7" x 9'9" Window and door to rear, door to garage, door to front, store room off.

GUESTS WC: Obscure window to side, low flushing wc.

STAIRS TO LANDING: Pvc double glazed obscure window to side, airing cupboard.

BEDROOM ONE: 13' x 11'9" Pvc double glazed window to front, radiator, built-in cupboard/wardrobe.

BEDROOM TWO: 11'9" x 8'6" Pvc double glazed window to rear, radiator, double built-in wardrobe/store.

BEDROOM THREE: 9'9" into door recess x 6'9" min x 7'7" Pvc double glazed window to front, radiator, built-in storage cupboard.

BATHROOM: Obscure pvc double glazed window to rear, white suite comprising bath, wash hand basin with base unit, radiator.

SEPARATE WC: Pvc double glazed obscure window to side, low flushing white wc.

SIDE GARAGE: 14'10" x 7'9" Door to utility room **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Lawned rear garden with patio area, mature shrubs and bushes.



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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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Worcester Lane/Little Sutton Road



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.