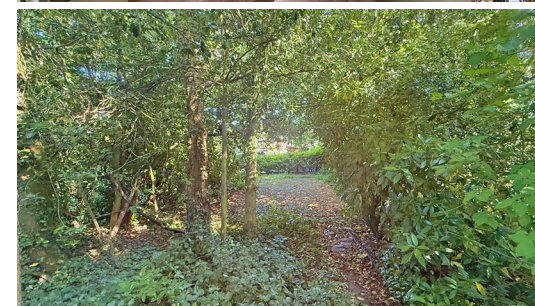


ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

DRAFT

- Three bedrooms
- Bathroom
- Through lounge/dining room
- Kitchen
- Side car port
- Generous rear garden
- Popular, central location
- Close to well regarded schooling
- Scope for modernisation/alteration
- No upward chain



WILLMOTT ROAD, FOUR OAKS, B75 5NS - 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 modernisation/alteration (subject to any necessary planning permissions/regulations). Offering gas central heating (where specified) the property is close to well regarded schooling and being served in the Four Oaks area by excellent public transport links. Being within an approximate one mile radius of Mere Green shopping centre which offers a range of shops, restaurants, cafes and further amenities. Briefly comprising reception hall, through lounge/dining area, kitchen, side car port, three bedrooms and a bathroom. Externally the property has a generous, mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via:

RECEPTION HALL: Obscure glazed front door with tiled flooring, stairs off, radiator, doors to:

THROUGH LOUNGE/DINING ROOM: 25'3" x 11'4" max / 8'3" min Glazed bay window to front and glazed windows and French door to garden, feature brick fireplace with stone hearth and period fireplace, space for table and chairs, serving hatch to kitchen, two radiators.

KITCHEN: 11'3" x 9'6" Glazed window to rear, obscure glazed door to side, stainless steel sink/drainage unit set into work surfaces, there are units to both base and wall level, spaces for cooker/oven, washing machine, dishwasher and fridge/freezer, pantry cupboard having obscure glazed window to side.

STAIRS TO LANDING: Glazed window to side.

BEDROOM ONE: 14'7" x 12'1" Glazed window to front, full length built-in wardrobes, radiator.

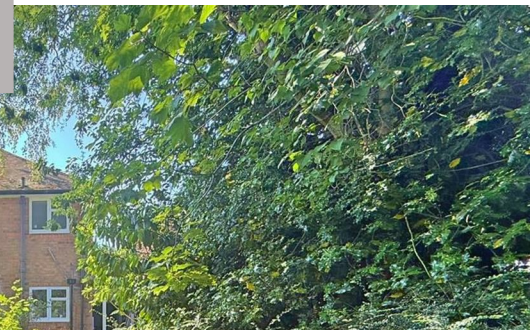
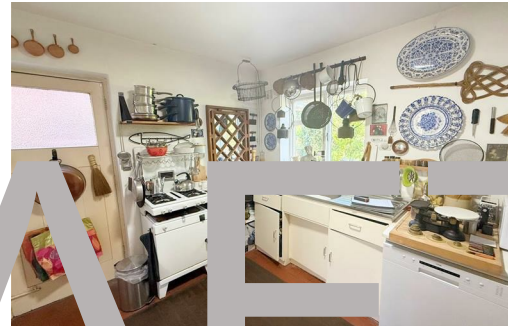
BEDROOM TWO: 11'9" x 9'8" Glazed window to rear, radiator.

BEDROOM THREE: 10'6" x 7'3" Glazed window to front, radiator.

BATHROOM: 7'2" x 5'5" Obscure glazed window to rear, white suite comprising bath with shower over, wash hand basin, low level wc, wood effect flooring, radiator.

CAR PORT: Double opening doors opening to large space with scope for parking or conversion/alteration as preferred.

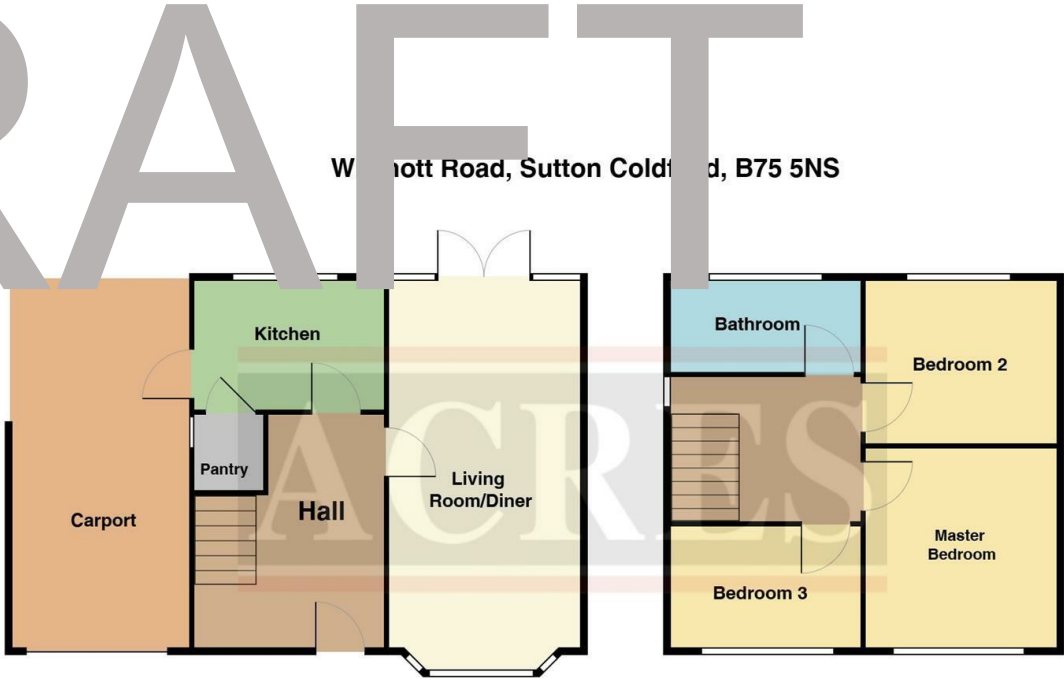
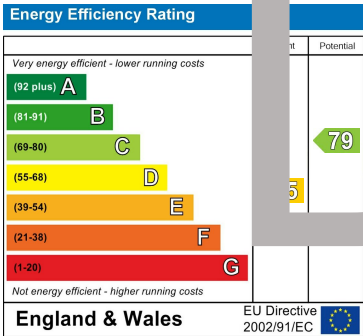
OUTSIDE: Divided into three areas providing paved patio leading to an artificial lawn flanked by borders with mature shrubs, bushes and trees, leading to an additional generous lawn with mature trees.



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

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088



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.