

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four bedrooms
- Family bathroom & additional en-suite shower room
- Spacious family lounge
- Separate dining room
- Breakfast kitchen
- Utility room & guest wc
- Excellent potential for further extension or development (STPP)
- Close to Mere Green with a variety of shops, cafés, and restaurants
- Within catchment for highly regarded local schools
- Convenient access to local transport links & amenities



WILLMOTT ROAD, FOUR OAKS, B75 5NW - OFFERS AROUND £450,000

Situated on the ever popular Willmott Road, this spacious semi-detached family home offers superb potential for further extension and development (subject to the relevant planning permissions). The property provides generous and versatile accommodation throughout, including a welcoming family lounge, separate dining room, and a breakfast kitchen complemented by a large utility room and guest WC. To the first floor are four well proportioned bedrooms, a family bathroom, and a separate en-suite shower room. Positioned in a sought after residential location, the property benefits from excellent school catchment areas and is within close proximity to Mere Green, offering a variety of shops, cafés, restaurants, and local amenities, as well as convenient transport links.

Set back from the roadway behind a multi-vehicle paved driveway with lawned fore garden, access to the property is gained via a pvc double glazed sliding doors into:

PORCH: Pvc double glazed windows to front and side, tiled flooring, pvc obscure double glazed front door opens to:

RECEPTION HALL: Obscure glazed window to front, stairs off, radiator, doors to:

LOUNGE: 14' max / 12'11" min x 13' Double glazed bay window to front, feature fireplace with marble hearth, surround and mantle, two radiators, glazed double doors open to:

DINING ROOM: 11'4" max / 9'10" min x 8'4" Pvc double glazed windows and door to rear, oak effect flooring, radiator, door to:

FITTED KITCHEN: 11'6" max / 10'10" min x 9'6" Pvc double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, spaces for fridge and cooker, large pantry cupboard with obscure glazed window to side, wood effect flooring, door to:

UTILITY: 19'9" x 9'6" max / 6'4" min Pvc double glazed windows to side and rear, pvc double glazed doors to side and rear, space and plumbing for washing machine and dryer, space for additional fridge/freezer, access to:

GUESTS WC: Obscure pvc double glazed window to rear, low level wc, part tiled walls.

STAIRS TO SPLIT DIRECTIONAL LANDING: Doors to:

BEDROOM ONE: 12'11" x 12' Pvc double glazed window to front, space for a range of fitted wardrobes, radiator.

BEDROOM TWO: 11'11" x 8'6" Pvc double glazed window to rear, two single useful storage cupboards, radiator.

BEDROOM THREE: 9'6" max / 6'7" min x 7'4" max / 3'8" min Pvc double glazed window to front, useful storage cupboard, radiator.

BEDROOM FOUR: 10'1" x 7' Pvc double glazed window to front, potential to be further extended to front, radiator.

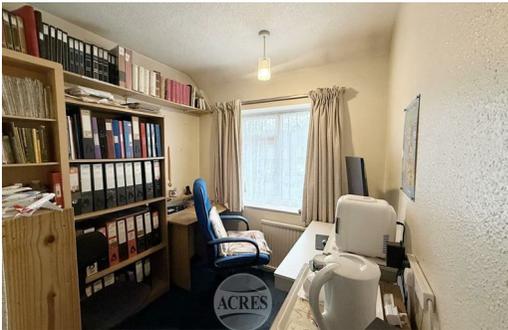
EN-SUITE SHOWER ROOM: 7' x 4'2" Pvc double glazed window to rear, corner enclosed shower cubicle with glazed sliding doors, wash hand basin with vanity unit below, tiled walls.

BATHROOM: 7'4" x 5'5" Pvc obscure double glazed window to rear, matching suite comprising bath with shower over, wash hand basin, bidet, tiled walls, chrome ladder style radiator.

SEPARATE WC: Low level wc.

GARAGE: 15'4" x 7'5" Double opening garage doors to front, fitted shelving (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with central paved walkway to a large lawn having mature shrubs, bushes and trees, space for two sheds, decorative water feature with waterfall stone surround and pond.



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 BAND : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Willmott Road, Sutton Coldfield, B75 5NW



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.