

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Excellent School Catchment Area
- Extended Kitchen/Living/Dining Room
- Utility Area
- 3 Good Sized Bedrooms

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

Offers In Region Of  
£475,000

## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after location within Four Oaks and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This beautiful home has had a large ground floor extension and offers stylish interiors throughout. Entered via an enclosed porch internally there is a hallway with access to a formal front lounge, a large open plan kitchen, dining and living room with a side lean to, on the first floor there are three bedrooms and a family bathroom and to complete the home there is a garage and a large garden ideal for the family buyer.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the home comprises:

### ENCLOSED PORCH

**HALLWAY** Having a staircase rising to the first floor, tiled flooring, radiator and doors to:

**FORMAL LOUNGE** 16' 3" to bay x 12' 11" (4.95m x 3.94m) A stylish formal living room with a deep walk in bay to the front aspect, a feature fireplace as the focal point, wood effect flooring, radiator and bi folding doors in to:

**OPEN PLAN KITCHEN/DINING/LIVING ROOM** 24' 3" x 18' 11" (7.39m x 5.77m) Offering a large space for living and entertaining, the kitchen includes a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over, integrated double oven and induction hob, integrated dish washer and fridge, large central island incorporating a breakfast bar, a sitting and dining area with Velux windows overhead, bi-folding doors and a window to the rear offering access and views over the rear garden and a door the lean to:

**LEAN TO** Having a door to the garden and a door to the garage.

From the hallway a staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 16' 2" to bay x 9' 6" to wardrobes (4.93m x 2.9m) Having a deep walk in bay to the front, full length fitted wardrobes and radiator.

**BEDROOM TWO** 9' 9" x 11' 11" (2.97m x 3.63m) Having a window to the rear and radiator

**BEDROOM THREE** 9' 8" max 6' 9" min x 7' 3" max 3' 8" min (2.95m max 2.06m min x 2.21m max 1.12m min)

Having a window a front and radiator.

**FAMILY BATHROOM** To include a matching white suite with a panelled bath with shower over and shower screen, suspended wash hand basin with vanity storage beneath, low level WC, heated towel rail and a window to the rear.

**GARAGE** 15' 11" x 7' 1" (4.85m x 2.16m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a large garden with a raised decked area for entertaining, mainly lawned with mature trees and shrubs to the boundaries being ideal for the family buyer.

Council Tax Band D Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 75Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
Networks in your area - Virgin Media, Openreach

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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