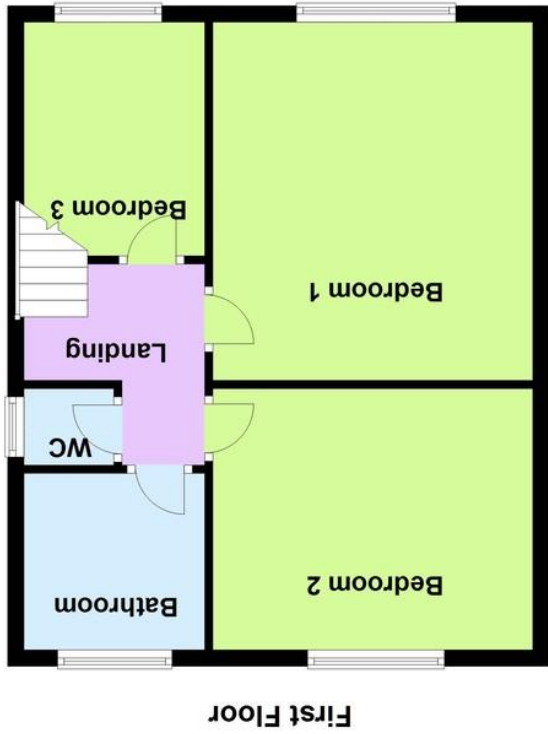


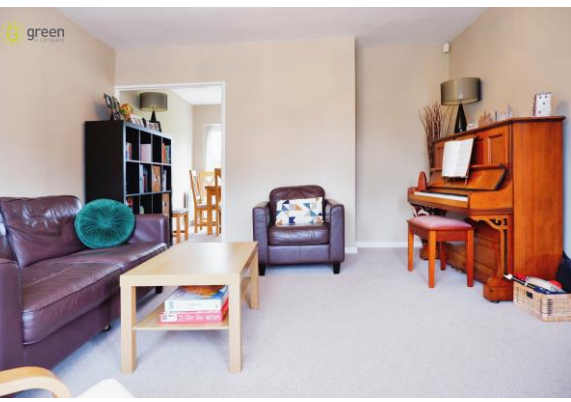
NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 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 Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Potential To Extend (Subject To Planning)
- Large Rear Garden
- 2 Formal Reception Rooms
- Fitted Kitchen
- Utility Room & Guest WC

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

Offers In Region Of  
 £385,000





## Property Description

Occupying a highly sought after location 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 lovely family home also offers scope to extend subject to the usual planning permissions and must be viewed to appreciate the wealth of accommodation on offer. Approached via a driveway the home is entered via a hallway with a spacious lounge and dining room, a fitted kitchen, a large utility room with WC & storage, on the first floor there are 3 bedrooms and a family bathroom with separate WC, to complete the home there is a garage and a large private rear 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 accommodation comprises:

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

**LOUNGE** 16' 2" to bay x 12' 10" (4.93m x 3.91m) A spacious lounge with a deep walk in bay to the front aspect, radiator and opening in to:

**DINING ROOM** 9' 11" x 8' 3" (3.02m x 2.51m) Having patio doors providing access and views over the large rear garden, 2 radiators and leads in to the kitchen.

**FITTED KITCHEN** 9' 6" x 10' 10" (2.9m x 3.3m) To include a matching range of wall and base mounted units with complementing work surfaces over, tiled splash backs and display shelves, integrated oven and gas hob with extractor fan over, sink and drainer unit, space for a fridge freezer, breakfast bar, radiator, tiled flooring, a window to the rear and a door to the utility room.

**UTILITY ROOM** 12' 7" x 6' 6" (3.84m x 1.98m) A further range of matching base units, sink and drainer unit, space and plumbing for washing machine, a door to the rear, Velux lantern light overhead, a useful storage cupboard and WC, a further door to the garage.

From the landing a staircase rises to the first floor landing with a side facing window allowing natural light and doors to:

**BEDROOM ONE** 12' 4" x 12' 2" (3.76m x 3.71m) A large master bedroom with a useful storage cupboard, a window to the front and radiator.

**BEDROOM TWO** 8' 7" x 12' 7" (2.62m x 3.84m) Having a window to the rear and radiator.

**BEDROOM THREE** 9' 11" x 7' 5" (3.02m x 2.26m) Having a window to the front and radiator.

**FAMILY BATHROOM** Includes a matching white suite with a panelled bath with shower over and shower screen, wash hand basin, radiator, a window to the rear and a separate WC off the landing.

**GARAGE** 15' x 7' 10" (4.57m x 2.39m) (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 private garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries, to the rear of the garden there is a paved area which would be ideal for a home office/cabin and is ideal for the family buyer.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps. Broadband Type = Superfast Highest available download speed 56Mbps. Highest available upload speed 16Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

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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