

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- ◆ Three bedrooms
- ◆ White bathroom
- ◆ Attractive lounge with recessed fireplace
- ◆ Extended dining room
- ◆ Kitchen
- ◆ Utility Room
- ◆ Side garage
- ◆ Generous, well stocked garden
- ◆ Popular, central location



108 WILLMOTT ROAD, FOUR OAKS B75 5NW - OFFERS AROUND £340,000

Set in a central, well regarded location, just a short stroll from Little Sutton junior and infants school, this well presented, extended freehold, semi detached family home is set upon a generous mature plot. Four Oaks offers an array of shopping facilities in Mere Green where access can also be gained to the Cross City rail line, additionally, there are local buses close by. Complemented by gas central heating and having PVC double glazing (both where specified), the property comprises, enclosed porch, reception hall, attractive lounge, extended dining room, kitchen, utility room, three bedrooms, white bathroom, side garage, all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a twin car, tarmac driveway, access is gained to the property via a PVC double glazed door.

FULLY ENCLOSED PORCH: PVC double glazed windows to front and side, obscure glazed door to:

RECEPTION HALL: Obscure window to front, double radiator, cloaks cupboard.

ATTRACTIVE LOUNGE: 14'6" x 14'1" max x 11'6" min PVC double glazed window to front, inglenook styled recessed fireplace with central coal effect, living flame gas fire set on a tiled hearth, fire surround.

EXTENDED DINING ROOM: 16'0" x 8'10" PVC double glazed windows to rear and side, double radiator, open to:

KITCHEN: 8'2" x 7'10" PVC double glazed window to rear, single drainer sink unit with double base unit beneath, further units to both base and wall level, worksurfaces with tiled splashbacks, recesses for cooker and fridge.

UTILITY ROOM: 9'7" x 7'3" PVC double glazed windows to side and rear with double glazed door to garden, one and a half bowl sink unit set into rolled edge worksurfaces having double base unit beneath, space for washing machine, double radiator.

STAIRS TO LANDING: PVC double glazed window to side.

BEDROOM ONE: 11'6" x 9'1" PVC double glazed window to front, radiator.

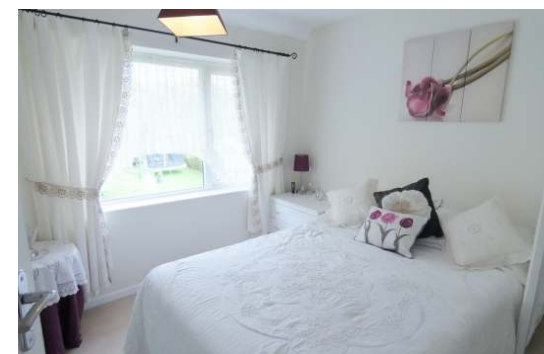
BEDROOM TWO: 10'6" x 9'1" PVC double glazed window to rear, radiator.

BEDROOM THREE: 8'3" x 8'4" max x 5'9" min PVC double glazed window to front, radiator, double fitted cupboards/wardrobe.

BATHROOM: PVC double glazed obscure window to rear, matching white suite comprising bath having shower over, side splashscreen and tiled splashbacks, wash hand basin, low flushing w.c., double radiator. Airing cupboard.

SIDE GARAGE: 16'6" x 7'9" Up and over door.

OUTSIDE: Patio area to an attractive, well stocked rear garden, having lawn flanked by borders with an abundance of shrubs and bushes. Additionally the rear garden offers a good degree of privacy.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



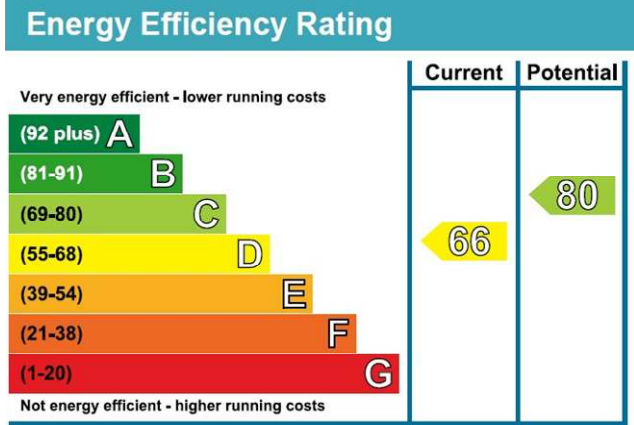
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Worcester Lane



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.