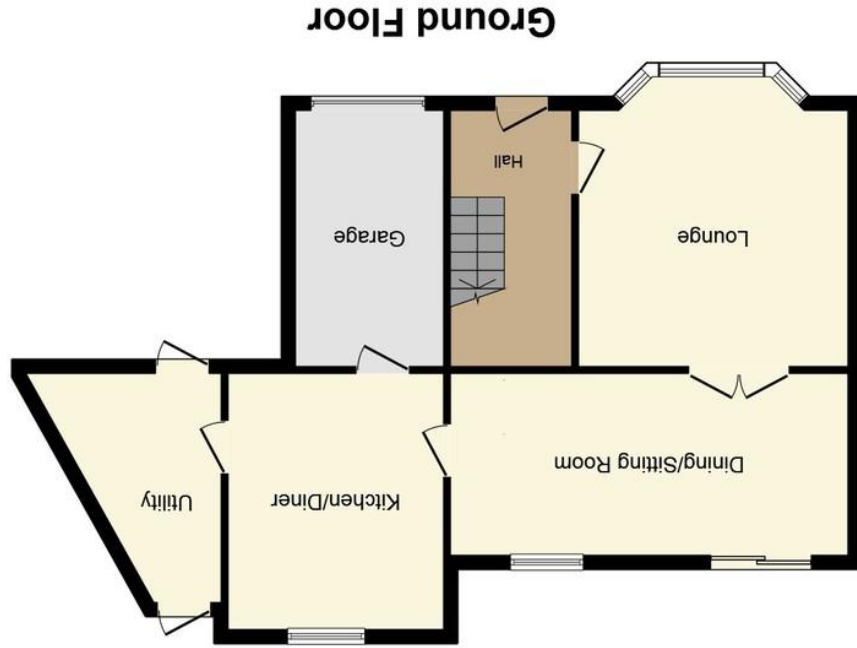
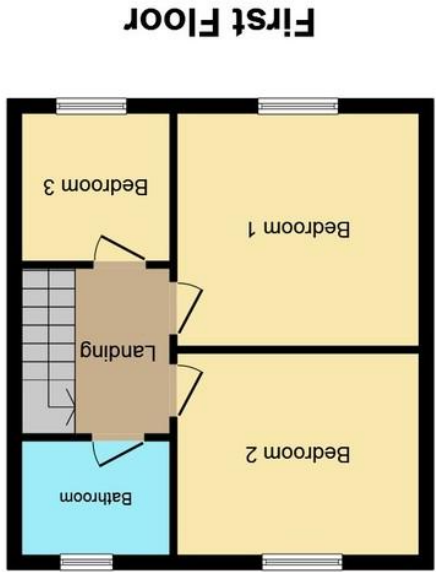


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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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 Conveyor.

Four Oaks | 0121 323 3323



- Highly Sought After Town Location
- Beautifully Maintained Throughout
- Spacious Lounge
- Dining Room/Office/Snug
- Kitchen Diner

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

Offers In Region Of
 £400,000



Property Description

Green and Company are delighted to offer to the market this superbly presented and thoughtfully extended 3 bedroom semi detached family home situated within a highly sought after area of Four Oaks. Being ideally situated 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 & Sutton Coldfield town centres. Approached via a re-laid driveway to the front the home is entered via a hallway with a staircase rising to the first floor, a spacious lounge to the front, an open plan dining/family room leads to the extended kitchen diner and large utility room, on the first floor there are 3 bedrooms and a refitted family bathroom, and to complete the home there is a good sized private garden.

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

In brief the accommodation comprises:

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

FORMAL LOUNGE 16' 3" x 14' 3" (4.95m x 4.34m) A lovely formal lounge with a bay window to the front aspect, radiator, a fireplace as the focal point, and double doors to:

DINING / SITTING ROOM 7' 11" x 17' 7" max (2.41m x 5.36m) A multifunctional open plan dining/sitting room with patio doors over looking the private rear garden, an archway leading to the sitting area, useful understairs storage cupboard, coving radiator and a door to the extended kitchen diner.

KITCHEN DINER 16' x 11' (4.88m x 3.35m) A great sized extended kitchen and dining room, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over, integrated double oven and hob with extractor fan over, space and plumbing for a dish washer, sink and drainer unit, window to the rear, ample space for a dining table and chairs, space for a fridge freezer, radiator, a door to the garage and a door to the side utility room.

UTILITY ROOM 15' 7" max x 15' 6" max x 3' 7" min (4.75m x 4.72m x 1.09m) A large utility room and again offering a multitude of uses with base units with a sink and drainer unit, doors to both front and rear and radiator.

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



BEDROOM ONE 11' 4" x 9' 2" (3.45m x 2.79m) Having a window to the front, radiator and wardrobes.

BEDROOM TWO 10' 11" x 9' 1" (3.33m x 2.77m) A lovely bright bedroom with fitted wardrobes and a window to the rear.

BEDROOM THREE 8' 6" max x 5' 10" min x 8' 3" (2.59m x 1.78m x 2.51m) Having a window to the front, wardrobes and radiator.

FAMILY BATHROOM Refitted to include a luxury white suite with a panelled bath with shower over and shower screen, suspended wash hand basin with vanity storage beneath, integrated WC, heated towel rail and window to the rear.

GARAGE 16' 3" x 7' 8" (4.95m x 2.34m) (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 lovely private garden with a patio area for entertaining, manicured lawns with flowering borders to the boundaries and being ideal for the family buyer.

Council Tax Band D - Birmingham City Council

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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