

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Newly refurbished, well presented family home
- ◆ Three good sized bedrooms
- ◆ Large lounge with dining area
- ◆ Stylish, modern kitchen
- ◆ Utility & guests wc
- ◆ Conservatory
- ◆ Office/play room
- ◆ Rear garden
- ◆ Sought after location



66 WILLMOTT ROAD, FOUR OAKS, B75 5NW - OFFERS OVER £425,000

This imposing, spacious, freehold, extended, semi-detached family home, is set in a prime location close to well regarded schooling. Being thoughtfully designed and much improved, the accommodation is complemented by gas central heating and pvc double glazing (both where specified), additionally the property is a short stroll away from open countryside. Four Oaks offers access to the Cross City rail line and enjoys availability of an array of shopping facilities, restaurants and amenities in Mere Green. Briefly comprising enclosed porch, welcoming reception hall, spacious lounge with dining area, conservatory, fitted breakfast kitchen with utility off, potential bedroom four/study, to the first floor there are three bedrooms and a family bathroom. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the property behind a multi-car driveway having electric car charging point, access to the accommodation is gained via:

ENCLOSED PORCH: Multi-locking pvc double glazed front door with obscure double glazed window to side open into:

RECEPTION HALL: Stairs off, radiator.

ATTRACTIVE LOUNGE / DINING ROOM: 23'1" x 14'4" Pvc double glazed bay window to front, radiator.

FITTED BREAKFAST KITCHEN: 13'11" x 8'3" Pvc double glazed window to rear, there is a range of fitted units to both base and wall level, rolled edge work surfaces, Belfast sink, integrated dishwasher, tiled splash backs, breakfast bar, integrated oven and grill with hob above and extractor canopy over, access to pantry area.

UTILITY ROOM: Pvc double glazed window to rear, integrated dishwasher, plumbing for washing machine, space for fridge/freezer.

GUESTS WC: Pvc double glazed obscure window to side, low level wc, wash hand basin, radiator.

CONSERVATORY: 4'4" x 7'9" Pvc double glazed French doors to rear.

OFFICE/POTENTIAL BEDROOM FOUR: 15'7" x 7'1" Pvc double glazed window to front, obscure pvc double glazed window to side, radiator.

STAIRS TO LANDING: Obscure double glazed window to side.

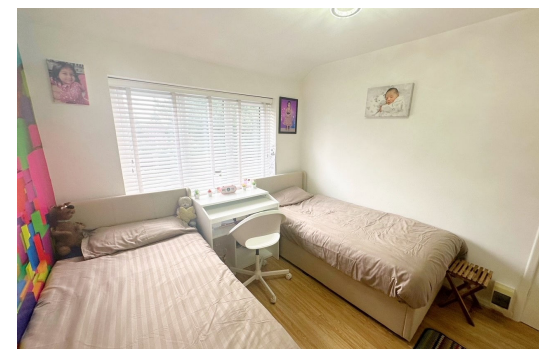
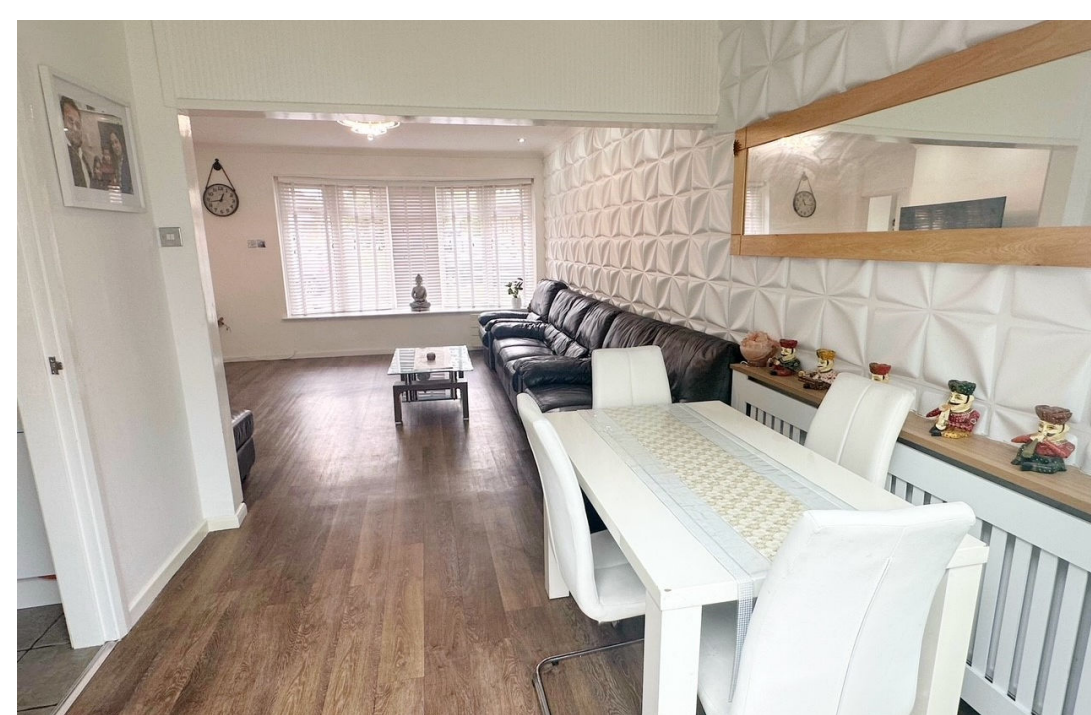
BEDROOM ONE: 11'5" x 9'2" Pvc double glazed window to front, built-in wardrobes, radiator.

BEDROOM TWO: 11' x 9'1" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8'4" x 8'2" Pvc double glazed window to front, built-in wardrobes, radiator.

FAMILY BATHROOM: 8'1" x 8'1" Obscure double glazed window to rear, vanity unit, corner bath with jets, enclosed shower cubicle with splash screen, tiled walls, low level wc.

OUTSIDE: Large patio area for seating and entertaining, lawn having shrubs and bushes.



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

COUNCIL TAX BAND: D

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Slade Road/Worcester Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Willmott Road, Four Oaks



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.