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Willmott Close, Four Oaks,
Sutton Coldfield, B75 5NP

Offers in the Region Of £365,000

This stylish semi-detached home offers a perfect blend of comfort and charm, ideal for modern living - Whether you're looking for a comfortable home or a relaxing escape, this property delivers both in style. The stunning garden, with its holiday vibe, provides a private outdoor retreat - perfect for relaxing or entertaining.

Inside, the spacious living room features a cozy fireplace, creating a warm and welcoming atmosphere. The dining area seamlessly connects to a well-fitted kitchen, designed for both functionality and style. A bright conservatory extends the living space, offering tranquil views of the garden.

Upstairs, you'll find two generously sized double bedrooms with built in wardrobes and a modern, well-appointed bathroom that adds a touch of luxury. The garage provides additional storage and parking. The driveway also provides off road parking.

Willmott Close accessed via Willmott Road occupies an established and highly sought-after location within Four Oaks. Mulberry Walk in Mere Green provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining. The area is well served by well regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks train station is nearby and provides commuters with ease of access to Birmingham and Lichfield city centres.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



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Hall

Living Room

4.57m (15') x 2.90m (9'6") max

Dining Area

4.52m (14'10") x 2.16m (7'1")

Conservatory

Kitchen

3.68m (12'1") x 3.12m (10'3")

Lean-to

Garage

Landing

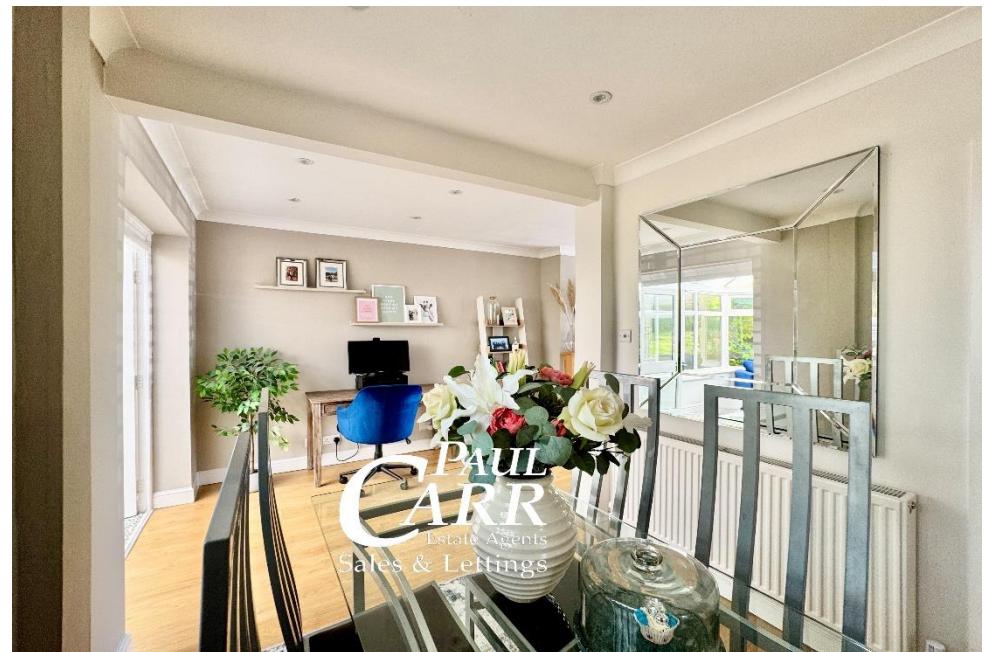
Bedroom 1

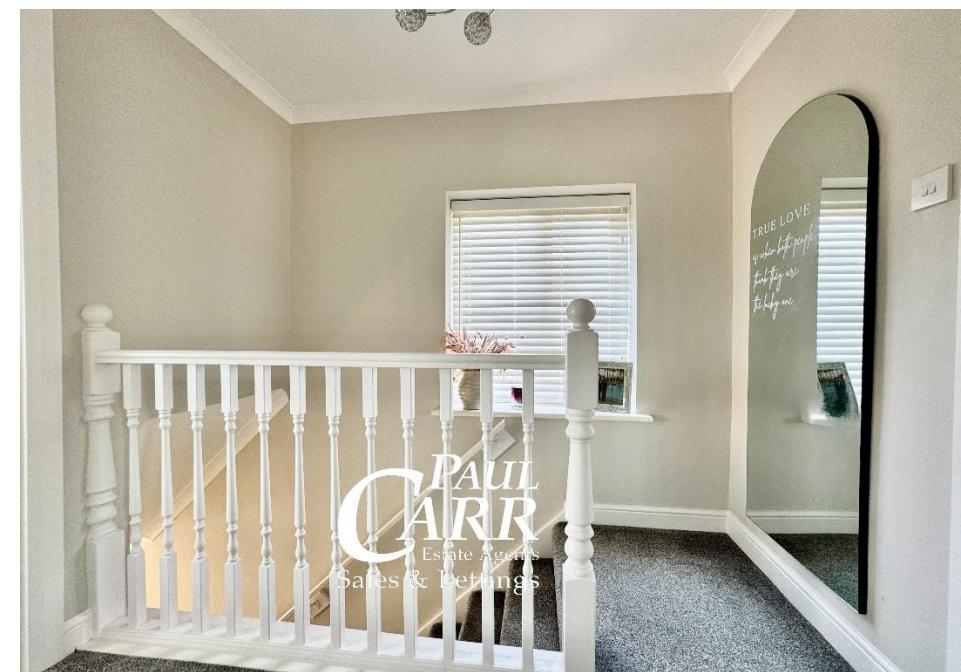
4.26m (14') max x 2.74m (9')

Bedroom 2

3.38m (11'1") x 2.54m (8'4")

Bathroom

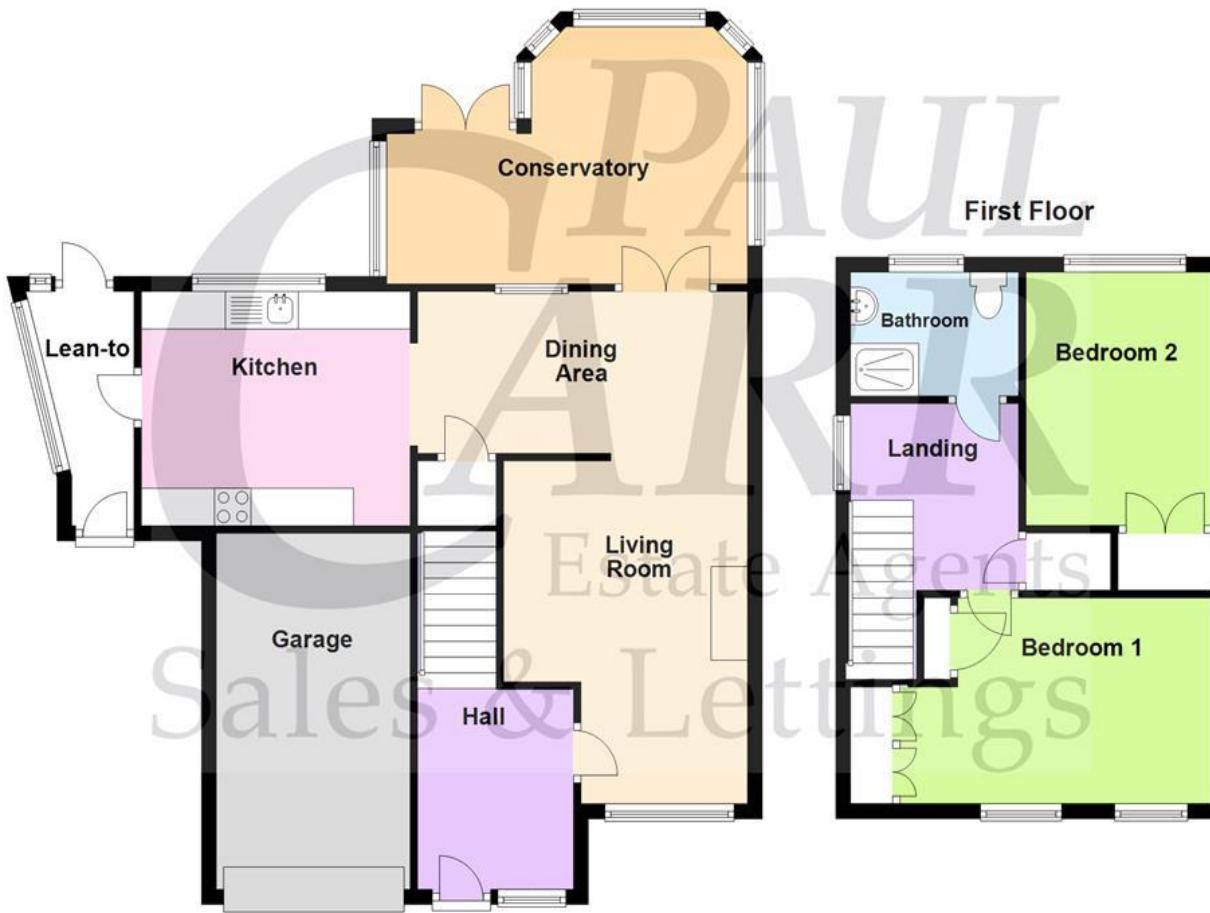




Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

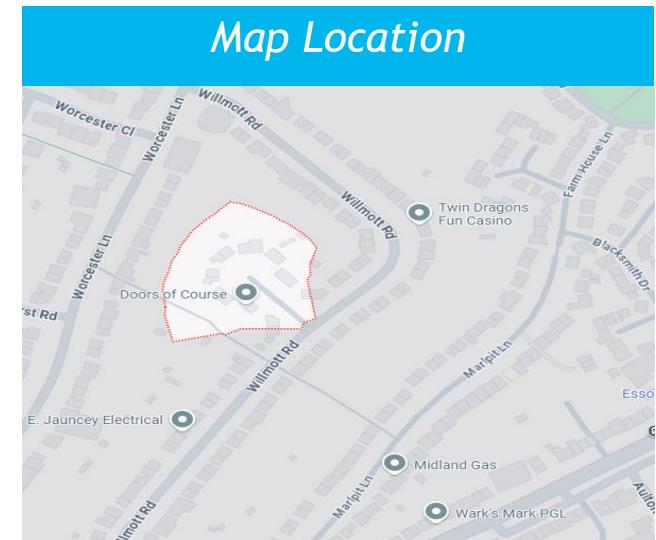
Ground Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65	D
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
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