



 **Newton Fallowell**

Willmott Road,
Four Oaks, Sutton Coldfield, West Midlands, B75 5NW
£359,500



 **Newton
Fallowell**

Newton Fallowell are pleased to offer to the market this brilliant Semi-Detached family home for sale in a highly sought after area of Sutton Coldfield

The property itself is well presented throughout, this spacious family home benefits from a hallway, with a large open plan reception room, fitted kitchen, downstairs w/c and utility room. To the first floor of the property there are three bedrooms and a family bathroom.

To the fore of the property, there is off road parking and also a side garage. The home also offers a well presented enclosed rear garden.

This lovely home is ideally located in catchment for Local Primary Schools, great local bus routes and local amenities along Slade Road and is within a close proximity to Mere Green Shopping Centre which offers a wide variety of bar, eateries and shopping facilities.

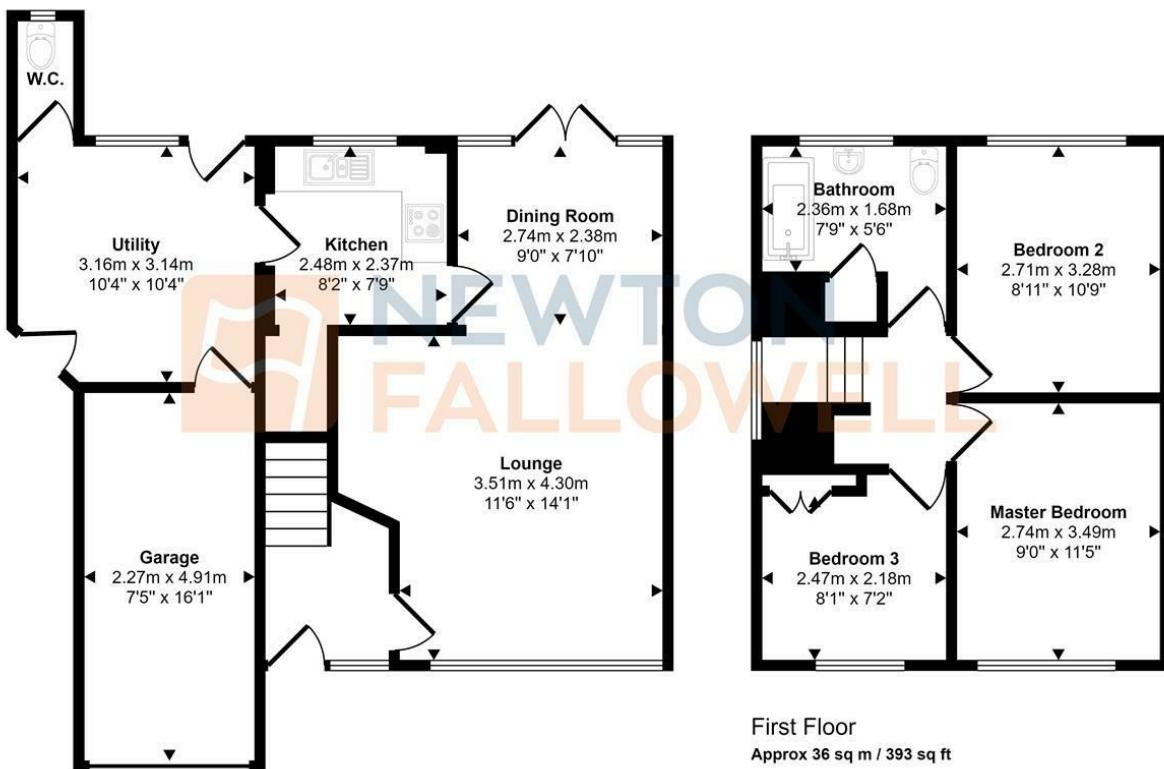
Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

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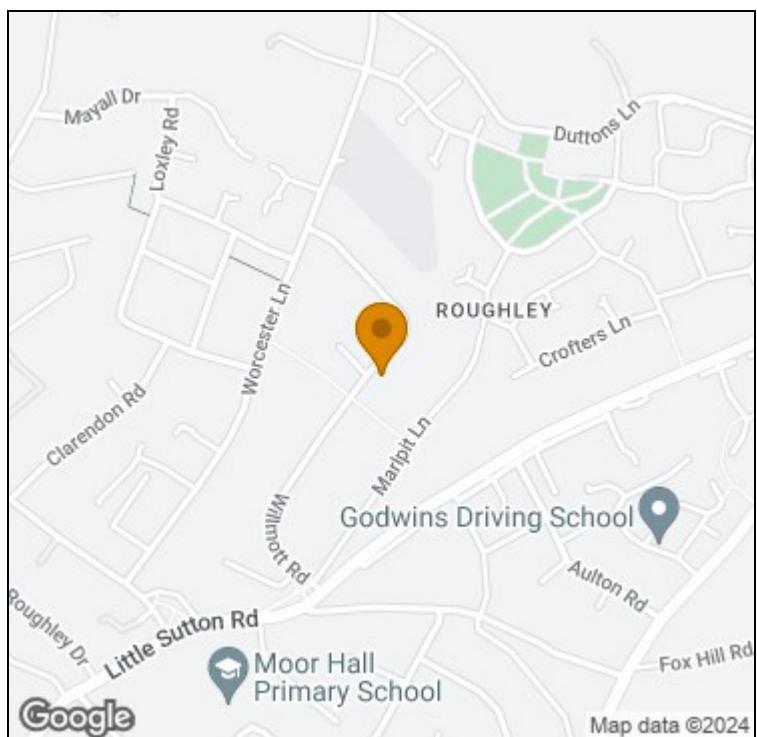
Approx Gross Internal Area
98 sq m / 1050 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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