



Hill Lane, Bassetts Pole
Sutton Coldfield, B75 6LE

Offers Over £400,000

Enjoying a semi-rural setting, this detached home resides within this exceptionally popular location and offers a wealth of space and opportunity whilst being sold with the benefit of No Upward Chain. Overall this home has so much potential to be your dream home, with some thoughtful updates, this home could be turned into a stunning and welcoming sanctuary that you will love for many years to come.

Attractive from the kerb, the property stands well back from the roadway. As you step inside, you immediately notice the spaciousness of the rooms and the abundance of natural light that floods through the windows. There are two reception rooms, one to the rear and the other to front. The kitchen enjoys plenty of counter space and cabinets for storage with access to a lobby ideal to be used as a utility room. The bathroom is functional but could benefit from some updates to bring it up to date with modern trends.

To the first floor, all three bedrooms are generously sized, some with fitted wardrobes. A spacious storage cupboard and a WC complete this floor.

Outside the garden is a superb size and gives the appearance of being never ending, and the patio area enjoys a desirable sunny aspect.

Hill Lane offers the best of locations with highly regarded schools within Sutton Coldfield being just a short drive away and the walks and views of the open countryside on your doorstep. Shops and amenities within Tamworth and Four Oaks offer a range of supermarkets, shops, bistros and restaurants and nearby road links offer fantastic links to the M6, M42 and further afield.

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

or via Fouroaks@paulcarrestateagents.co.uk



Living Room
16' 10" x 11' 9" (5.13m x 3.58m)

Dining Room
13' 0" x 11' 9" (3.96m x 3.58m)

Kitchen
11' 9" x 11' 9" (3.58m x 3.58m)

Bathroom
8' 2" x 6' 7" (2.49m x 2.01m)

Lobby

Garage

Bedroom One
10' 10" x 12' 10" (3.30m x 3.91m)

Bedroom Two
10' 5" x 9' 0" (3.17m x 2.74m)

Bedroom Three
10' 2" x 8' 6" (3.10m x 2.59m)

Storage

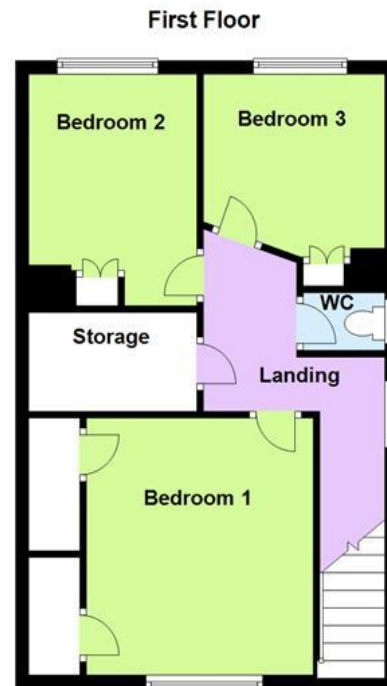
WC





Floor Plan

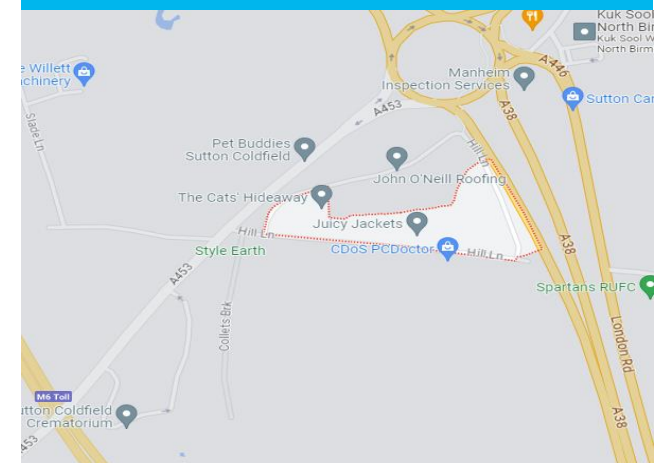
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Map Location







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. Came on the market: