



Hill Lane, Bassetts Pole
Sutton Coldfield, B75 6LF

£400,000

Located in this popular road just on the border of Sutton Coldfield and offering an incredibly unique opportunity to purchase such a spacious and beautifully presented family home with a large South facing garden and an exceptional rear extension, this fantastic family home really is encouraged to be viewed in order to be fully appreciated.

The house is set behind a large private driveway and accessed into a welcoming entrance hall with a stunning view from the front to the back of the property, stairs leading to the first floor and doors into the ground floor rooms.

A large lounge dining room has plentiful space to relax and dine and has been fitted with a beautiful log burning fire perfect for cosy winter nights. The real heart of this home though is a fantastic and super contemporary open plan kitchen living dining room with a desirable, large island with bar stools, perfect for entertaining and bi-folding doors open into the garden creating the perfect space for family barbeques and outdoor dining. The kitchen has been superbly appointed with high specification fitted units and beautiful quartz worktops which match the tiled floor. There is then additional space for a further seating area and dining space.

The current owners have also converted the rear of the garage into a fantastic and extremely useful laundry room and guest WC and the front of the garage has been retained to offer fantastic storage which can be accessed from the drive.

Upstairs there are three bedrooms all flooded with a wealth of natural light and the family bathroom has been thoughtfully planned to accommodate a bath and separate shower.

Outside the South facing garden is perfect for children to enjoy with a large lawned area and stunning far reaching views over open countryside which can be enjoyed from an addition patio located to the rear of the garden



Entrance Hall

Lounge Dining Room
24' 0" x 9' 9" (7.31m x 2.97m)

Kitchen/Dining Room/Family Room
22' 5" x 18' 9" (6.83m x 5.71m)

Laundry/WC
11' 9" x 7' 0" (3.58m x 2.13m)

First Floor Landing

Bedroom One
13' 1" x 9' 3" (3.98m x 2.82m)

Bedroom 2
10' 3" x 10' 3" (3.12m x 3.12m)

Bedroom 3
7' 4" x 7' 1" (2.23m x 2.16m)

Family Bathroom
7' 3" x 5' 9" (2.21m x 1.75m)

Garden

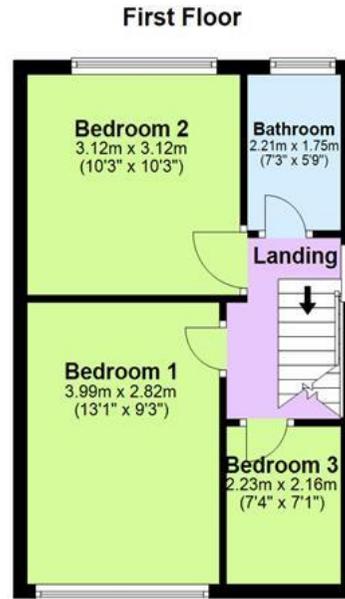
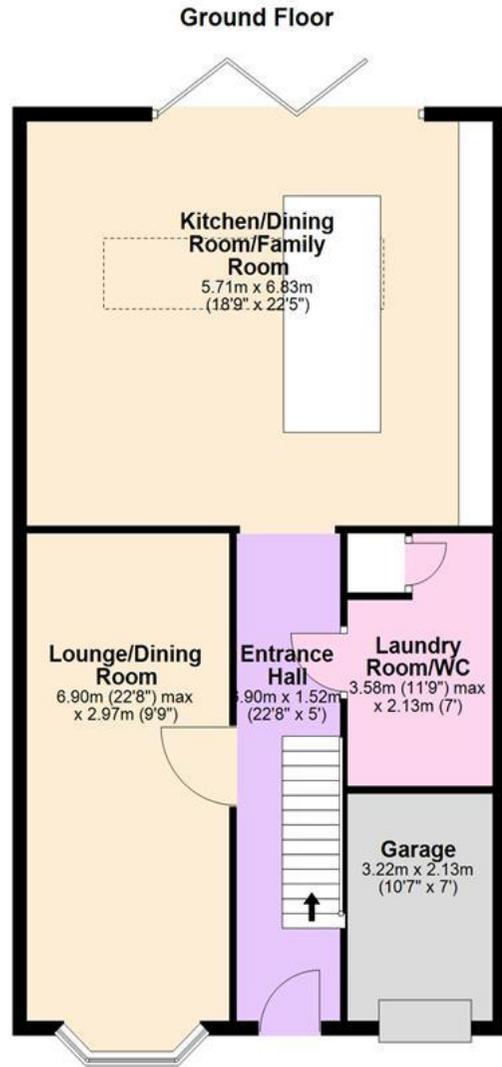
Driveway and Garage Storage Room





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		
69-80	C		77 C
55-68	D		
39-54	E	50 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: