



Hill Lane, Bassetts Pole
Sutton Coldfield, B75 6LF

Offers Over £415,000

Boasting an incredible location with the most beautiful countryside views to the rear, this picturesque home, enjoys a stunning south-facing garden and furthermore comes with its very own garden pub – The Jazzy Parrot!!

As you step inside, you're greeted by a cozy living room, inviting you to unwind and simply bask in the serene ambiance. The kitchen enjoys sleek countertops and modern appliances whilst adjacent the dining area is perfect for formal dining and provides access to the rear garden. A utility, WC and garage complete the ground floor accommodation.

Upstairs, the allure continues with three good sized bedrooms. Bedroom one enjoys an ensuite and steals the spotlight with its enchanting Juliette balcony, offering panoramic views of the lush fields beyond. This floor is then completed by a modern bathroom.

Outside, the enchanting south-facing garden unfolds like a picturesque canvas, beckoning you to savor alfresco dining, afternoon tea, or simply moments of quiet contemplation amidst nature's splendor. The garden further entails an outhouse with full electrics.

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, Four Oaks and Lichfield offer a range of supermarkets, shops, bistros and restaurants and nearby road links offer fantastic links to the M6, M42 and further afield.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room 3.18m (10'5") x 3.15m (10'4") max

Dining Room 3.00m (9'10") x 2.90m (9'6")

Kitchen 3.10m (10'2") x 2.97m (9'9")

Utility 4.02m (13'2") x 2.26m (7'5")

WC

Garage

Landing

Bathroom

Bedroom 1 3.28m (10'9") x 2.67m (8'9")

En-suite

Bedroom 2 3.18m (10'5") x 3.15m (10'4")

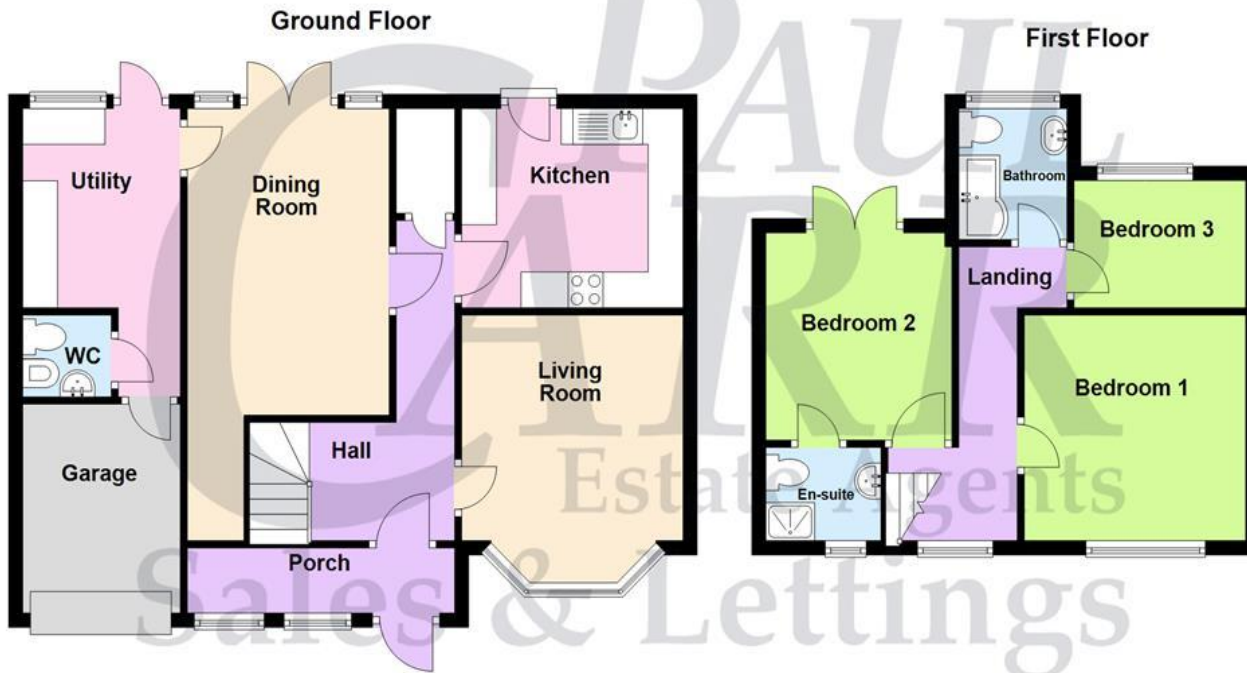
Bedroom 3 2.46m (8'1") x 1.75m (5'9")





Floor Plan

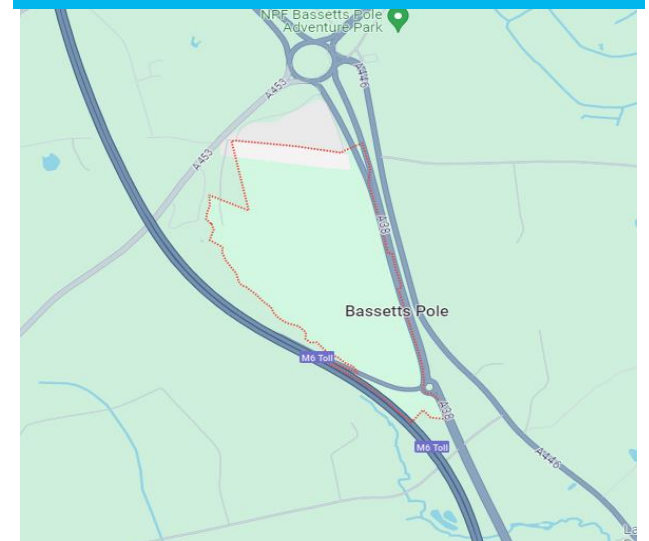
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	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: