



Hill Lane, Bassetts Pole
Sutton Coldfield, B75 6LF

Offers in Excess of £380,000

The house is characterized by its stunning views over the fields, visible from the living and dining room. The breakfast kitchen provides a cozy space for morning meals, while the utility room adds practical functionality. A storage garage, currently repurposed as a home office, offers versatile space for work or storage.

Upstairs, the home features three bedrooms, providing ample sleeping quarters for family or guests. The bathroom completes the first floor.

The south-facing rear garden offers a sunlit outdoor retreat overlooking fields making it a calm and tranquil haven, and the spacious driveway provides convenient parking.

The property occupies a delightful location close to open fields and countryside and yet is only a short drive from the amenities available at Sutton Coldfield and Mere Green shopping centres. For the driving commuter the A38, A446, M6 Toll Road and the M42 are easily accessible for destinations both North and South.

ADDITIONAL INFORMATION

Council Tax Band: We can confirm the Council Tax Band is payable to North Warwickshire Borough Council.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living/Dining Room
7.32m (24') max x 3.18m (10'5")

Kitchen
4.29m (14'1") x 2.13m (7')

Utility
2.26m (7'5") x 2.18m (7'2")

Office
2.49m (8'2") x 1.73m (5'8")

Landing

Bedroom 1
4.04m (13'3") max x 2.82m (9'3")

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

Bedroom 3
2.21m (7'3") x 2.18m (7'2")

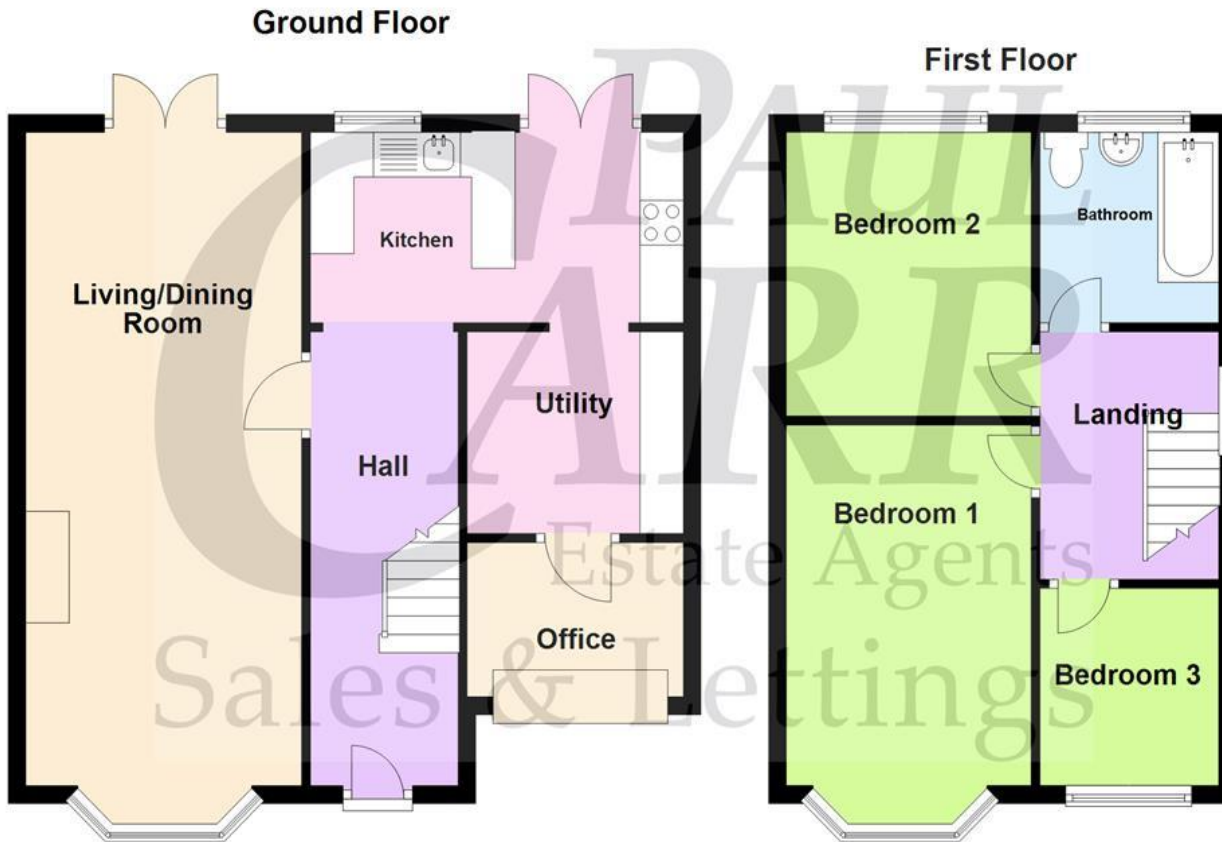
Bathroom





Floor Plan

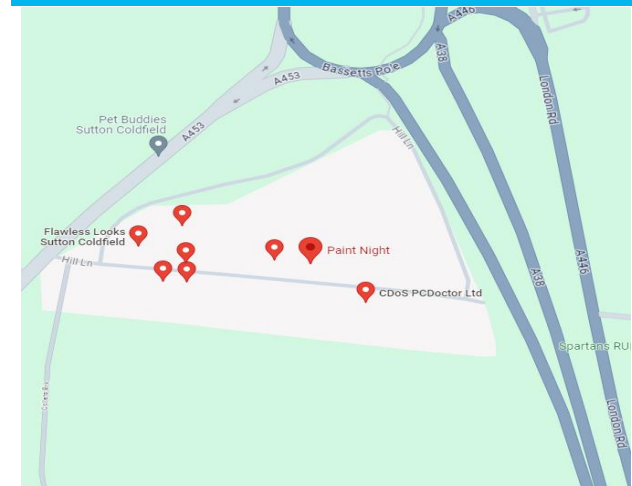
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 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.
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