



Hill Lane, Bassetts Pole
Sutton Coldfield, B75 6LE

Offers in Excess of £525,000

Tucked back from the road, this charming detached home is full of possibilities—whether you're dreaming of an extension or just want to enjoy the space as it is - A home with space, charm, and plenty of potential!

The living room, with its characterful bay window, is perfect for cozy evenings, while the separate dining room and kitchen with a breakfast area offer plenty of space for family meals (or sneaky midnight snacks). A handy WC and garage rounds off the ground floor.

Upstairs, you'll find three double and a single bedroom, plus a bathroom with both a shower and a bathtub.

Step outside, and you're greeted by a vast 50-meter rear garden—ideal for green thumbs, energetic pets, or just a really long picnic. The spacious driveway and garage provide plenty of room for cars, bikes, or even that kayak you keep meaning to use.

This home offers a delightful location. Close to open fields and countryside yet only a short drive from the hustle and bustle of everyday life, Mere Green, Sutton town centre, Tamworth and Lichfield are all within close proximity with the A38, M42 and M6 Toll are all easily accessible for destinations near or far.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Porch

Living Room 5.21m (17'1") x 3.30m (10'10")

Dining Room 3.86m (12'8") x 2.95m (9'8")

Kitchen 3.15m (10'4") x 2.49m (8'2")

Breakfast Area/Laundry Room 4.01m (13'2") x
2.64m (8'8") max

WC

Double Garage

Landing

Bedroom 1 3.66m (12') x 3.30m (10'10")

Bedroom 2 3.45m (11'4") x 3.30m (10'10")

Bedroom 3 4.32m (14'2") x 2.49m (8'2")

Bedroom 4 2.41m (7'11") x 1.68m (5'6")

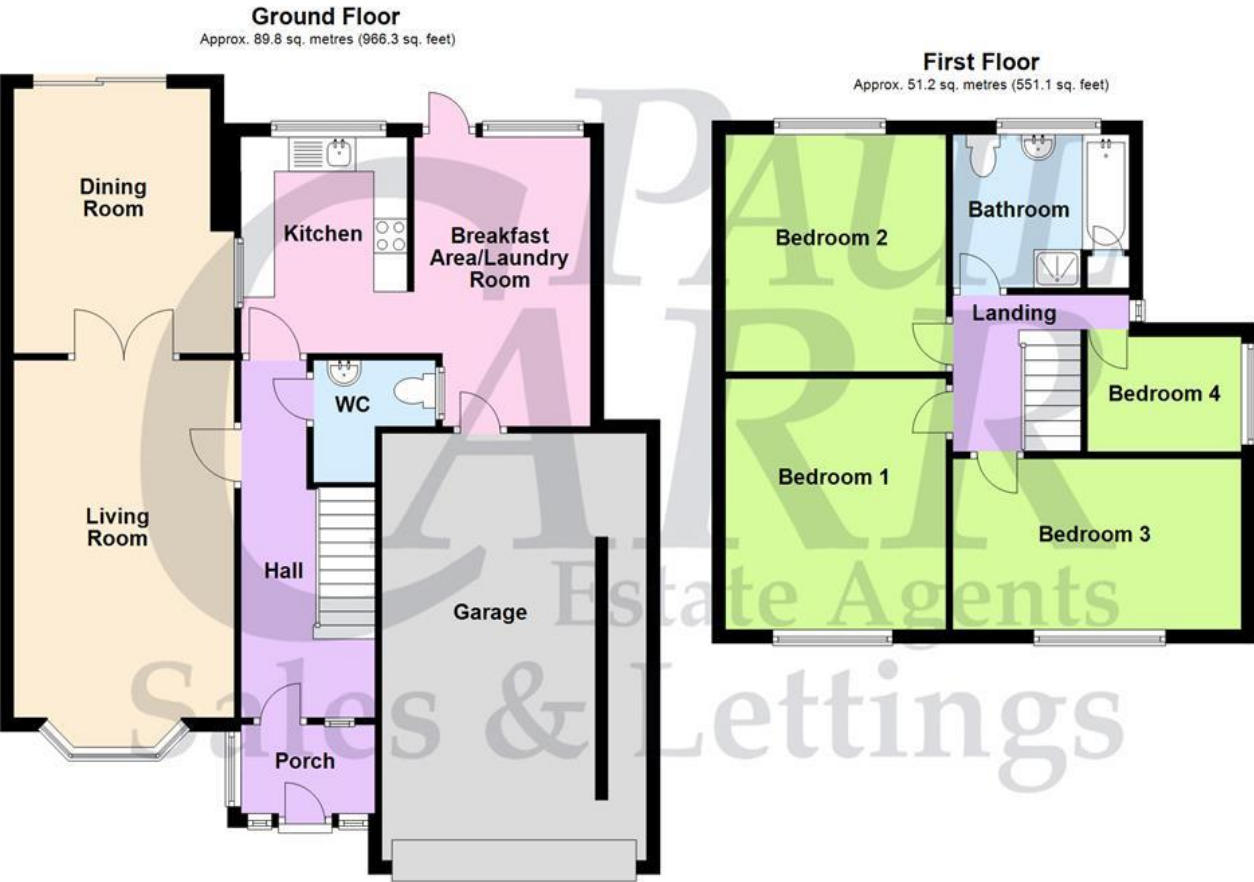
Bathroom





Floor Plan

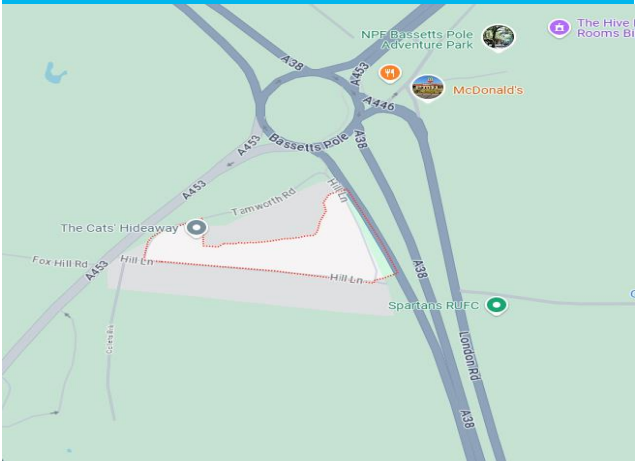
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 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: