



Hill Lane, Bassetts Pole  
Sutton Coldfield, B75 6LF

**£425,000**



This stylish semi-detached home offers a perfect blend of modern living and scenic surroundings, with stunning views of open fields. With its combination of stylish interiors and a picturesque setting, this home is perfect for comfortable and elegant living.

The ground floor features a spacious living room with direct access to the garden, a bright dining room with a charming bay window, and a sleek, modern kitchen. A convenient utility room and WC add to the practicality of the space and the garage completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, ideal for family living or home office use, along with a contemporary bathroom that enjoys both bathtub and a shower.

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.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)





**Hall**

**Dining Room**

3.54m (11'7") max x 3.48m (11'5")

**Living Room**

6.10m (20') x 3.20m (10'6")

**Kitchen**

5.12m (16'9") x 2.09m (6'10")

**Utility**

2.28m (7'6") x 2.00m (6'7")

**WC**

1.49m (4'11") x 1.24m (4'1")

**Garage**

**Landing**

**Bedroom 1**

3.54m (11'7") max x 3.23m (10'7")

**Bedroom 2**

3.46m (11'4") x 3.20m (10'6") max

**Bedroom 3**

2.11m (6'11") x 2.09m (6'10")

**Bathroom**

2.82m (9'3") x 2.09m (6'10")









# Floor Plan

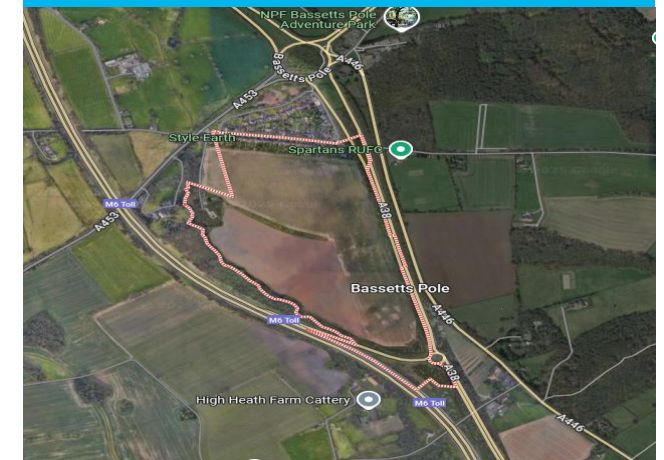
*This floor plan is not drawn to scale and is for illustration purposes only*



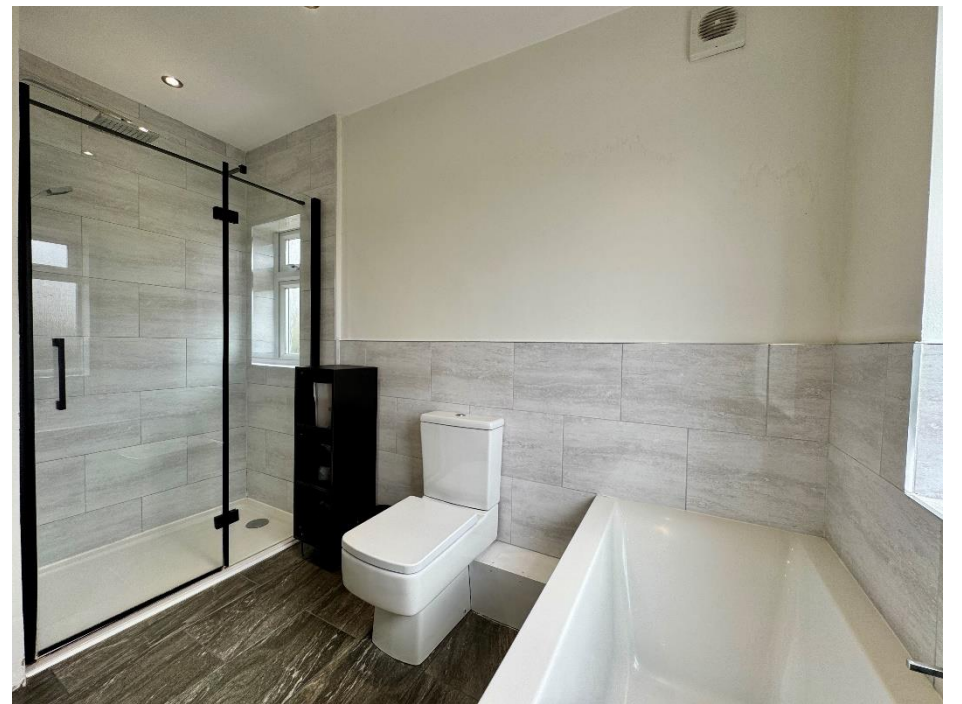
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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: