



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Hill Lane, Bassetts Pole  
Sutton Coldfield, B75 6LE

**Offers Over £475,000**

This detached bungalow, offered with no upward chain, provides spacious and versatile accommodation throughout.

The property features a welcoming living room and a separate dining room, along with a well-fitted kitchen designed to meet everyday needs.

The principal bedroom is a particular highlight, complete with its own dressing room and private en-suite, while two further bedrooms are positioned to the front elevation. A large family bathroom serves the home, adding to the sense of comfort and practicality.

Externally, to the rear there are two parts of the garden and to the front the property benefits from a double garage, offering both parking and storage.

This home offers a delightful and peaceful location. Close to open fields and countryside, yet only a short drive from the hustle and bustle of everyday life.

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)





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**Porch**

**Hall**

**Living Room 4.81m (15'9") x 4.37m (14'4")**

**Dining Room 3.07m (10'1") x 2.90m (9'6")**

**Kitchen 3.15m (10'4") x 2.97m (9'9")**

**Bedroom 1 3.53m (11'7") x 3.07m (10'1")**

**Dressing Room 2.51m (8'3") x 1.90m (6'3")**

**Ensuite**

**Bedroom 2 4.19m (13'9") x 3.25m (10'8")**

**Bedroom 3 3.25m (10'8") x 2.74m (9')**

**Bathroom**

**Double Garage**



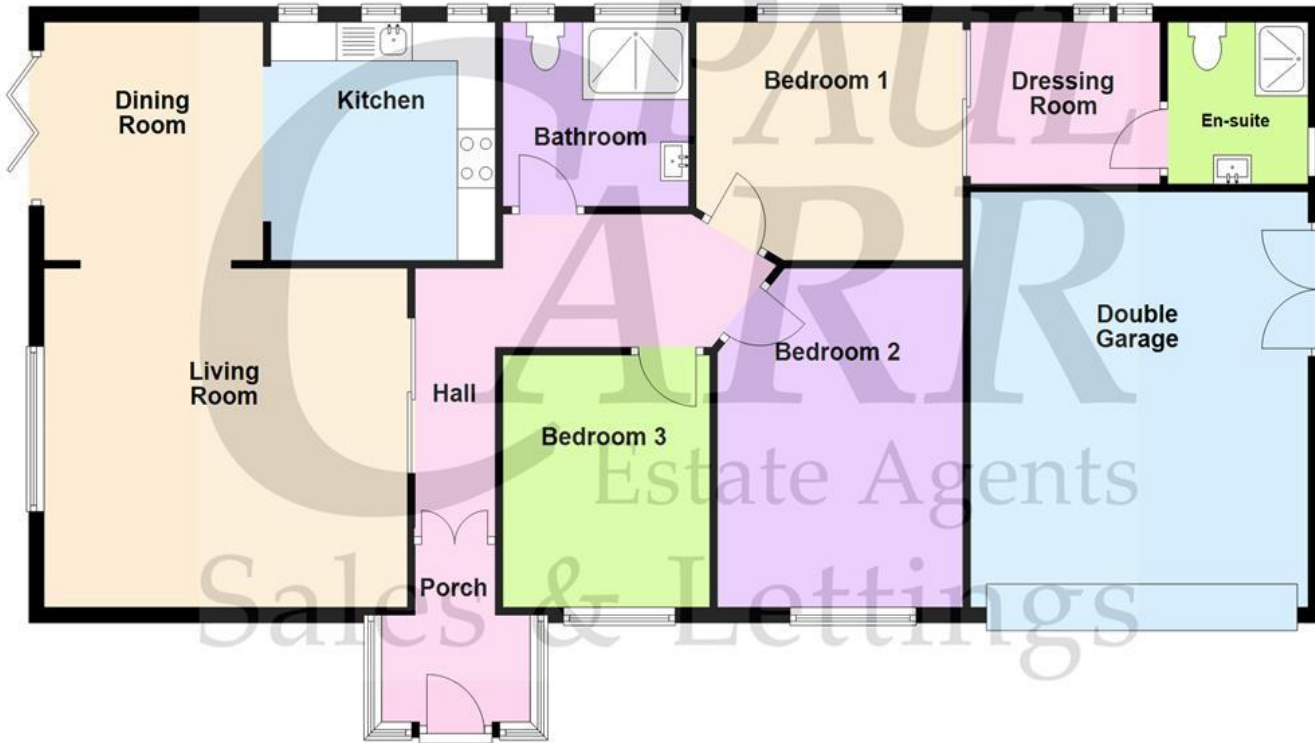




# Floor Plan

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

Ground Floor

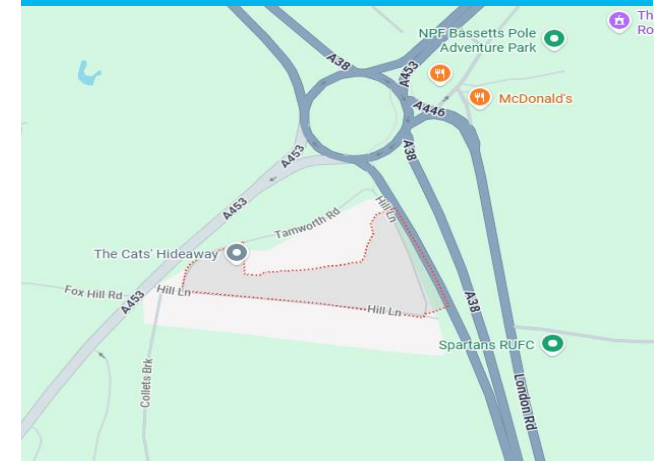


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	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: