



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Hill Lane, Bassetts Pole  
Sutton Coldfield, B75 6LF

**Guide Price £400,000**

This spacious family home has been lovingly owned for 22 years and offers well-proportioned accommodation throughout.

The property features a welcoming living room, separate dining room, bright conservatory, and a large breakfast kitchen complemented by a useful utility room.

Upstairs there are three bedrooms, a family bathroom, and a separate WC.

Externally, the home benefits from a large driveway to the front providing ample off-road parking, an attached garage, and a private south-facing rear garden ideal for enjoying the sun throughout the day.

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)



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Porch

Hall

Living Room 5.11m (16'9") x 4.09m (13'5")

Dining Room 4.09m (13'5") x 3.02m (9'11")

Conservatory

Breakfast Kitchen 6.45m (21'2") x 2.82m (9'3")

Utility 2.71m (8'11") x 2.16m (7'1")

WC

Garage

Boiler Room

Landing

Bedroom 1 3.30m (10'10") x 2.92m (9'7")

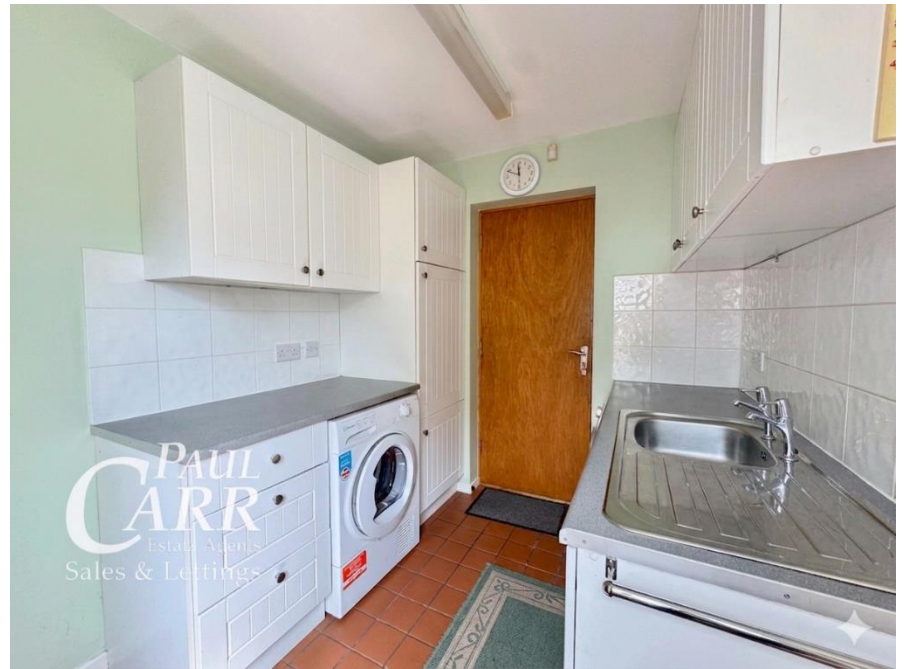
Bedroom 2 3.12m (10'3") x 2.95m (9'8")

Bedroom 3 2.47m (8'1") x 2.06m (6'9")

Bathroom

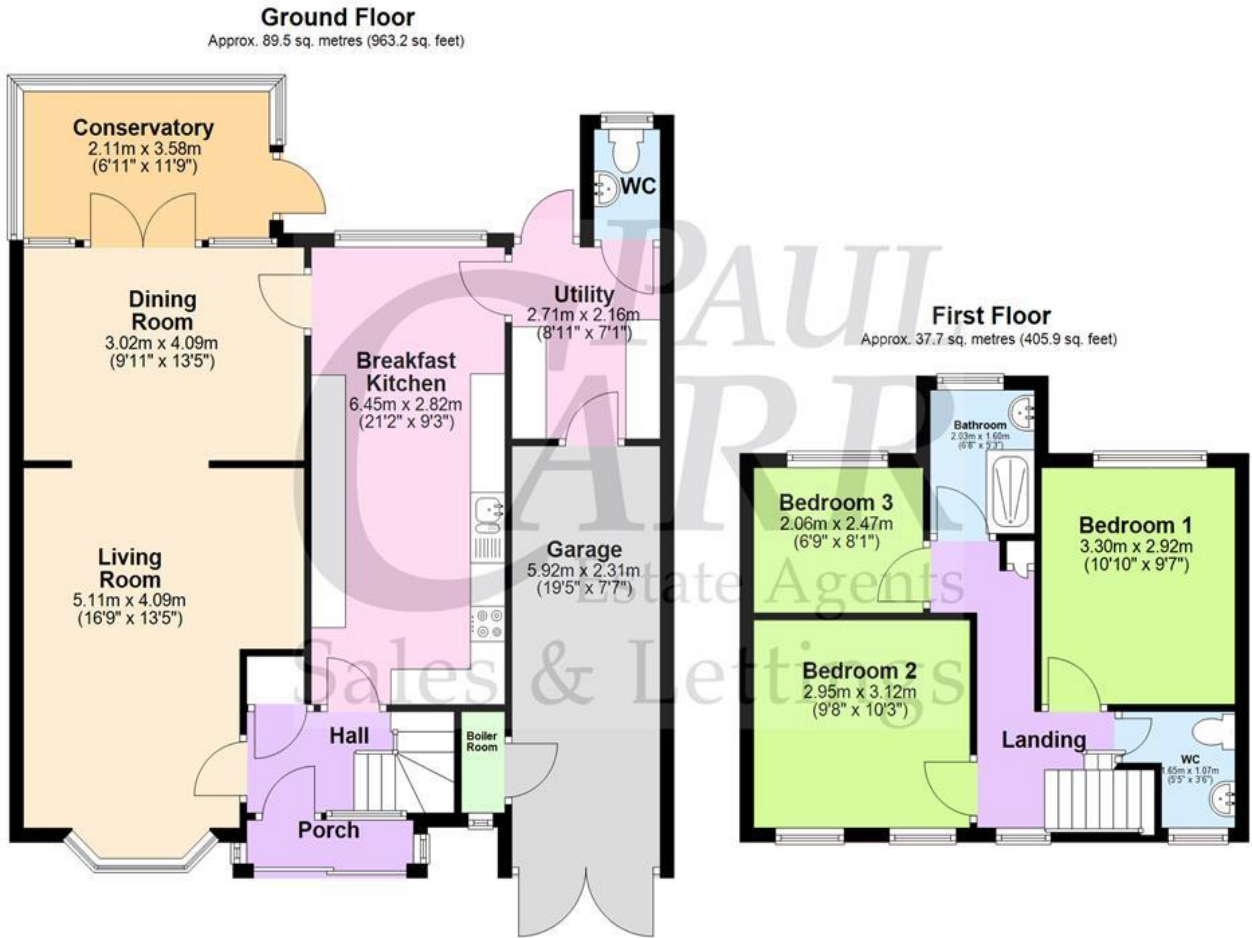
WC





# Floor Plan

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

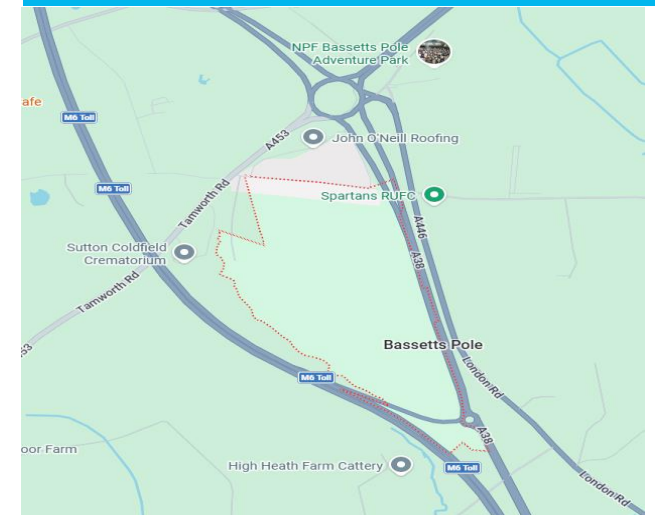


Total area: approx. 127.2 sq. metres (1369.1 sq. feet)

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Plan produced using PlanUp.

## Energy Performance Rating

## 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:

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