ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk

- Three bedrooms
- Two having en-suite shower rooms
- Well appointed family shower room
- Spacious reception hall
- Attractive lounge
- Superb open plan kitchen/diner combining family area
- Utility & guests cloakroom/wc
- Garage & gated driveway
- Generous rear garden with pond & potential garden room
- Well presented & much improved throughout

HILL LANE, BASSETTS POLE, B75 6LE - OFFERS AROUND £650,000

Set in an enviable location within Sutton Coldfield, this much improved and well presented detached family home occupies a generous plot, with the added benefit of having planning permission. Ideally located for access to local amenities, reputable schools, and excellent transport links, Hill Lane offers convenient connections to Sutton Coldfield, Birmingham, and beyond. The accommodation is well arranged, providing flexible living space alongside three well proportioned bedrooms, two en-suite shower rooms and a well appointed family shower room. Ground floor offers a good sized lounge, superb open plan kitchen diner with family sitting are, utility, guests cloakroom/wc and garage. Externally, the property enjoys a generous rear garden with potential for a garden room/home office/gym and private, gated off-road parking to the front.

Set back from the roadway behind private, electronic remote controlled gates, there is a multi-vehicular driveway and the accommodation is entered via a solid oak door with obscure glazed inset opening to:

GENEROUS RECEPTION HALL: 19'1" max / 12'6" min x 18'3" Two double glazed windows to side, feature panelled wall, space for small study area or storage, radiator, stairs off, doors to:

GUESTS CLOAKROOM/WC: Low level wc, wash hand basin with vanity unit below, part tiled walls, tiled flooring.

LOUNGE: 18'10" x 12'6" Pvc double glazed window to front, wood effect flooring, modern vertical radiator, under floor heating.

OPEN PLAN KITCHEN/DINER COMBINING FAMILY AREA: 30' max / 16'10" min x 22'1" max / 11'9" min Double glazed bi-folding doors to rear, single bowl sink/drainer unit set into rolled edge work surfaces, inset five ring gas hob with extractor canopy over, there is a range of high gloss fitted units to both base and wall level including drawers, tiled brick effect splash backs, inset oven, integrated dishwasher, space for American style fridge/freezer, large larder cupboard, space for sofas and dining table, tiled floor with under floor heating, modern vertical radiator, additional radiator, door to:

UTILITY: 13'4" x 4'8" Fitted units to both base and wall level with work surfaces over, spaces for washing machine and dryer, tiled floor.

STAIRS TO GALLERIED LANDING: Double glazed windows to front and side, radiator, doors to:

BEDROOM ONE: 17'6" x 12'8" Pvc double glazed window to front, three double and one single built-in wardrobes, bespoke shelving unit, textured cabinets, radiator.

BEDROOM TWO: 16'2" x 10'2" Pvc double glazed windows to front and rear, two radiators.

EN-SUITE: Obscure double glazed window to front, step up into a corner enclosed shower unit with glazed sliding doors, wash hand basin with vanity unit below, low level wc, feature tiled splash backs, part tiled walls, under floor heating.

BEDROOM THREE: 12'8" x 11'1" Pvc double glazed window to rear, wood effect flooring, radiator, door to:

EN-SUITE: Obscure double glazed window to front, step up into a corner enclosed shower unit with glazed sliding doors, wash hand basin with vanity unit below, low level wc, feature tiled splash backs, part tiled walls, under floor heating.

FAMILY SHOWER ROOM: Obscure pvc double glazed window to side, enclosed walk-in shower with feature tiled splash backs and shelving, glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled floor, part tiled walls, under floor heating.

GARAGE: 13'8" x 8'5" Up and over garage door with potential for conversion if desired. (Please check the suitability of this garage for your own vehicle)

GENEROUS REAR GARDEN: Paved patio with large lawn having part built brick structure for home office/garden room, scope and potential for lowered seating area (currently as a pond).

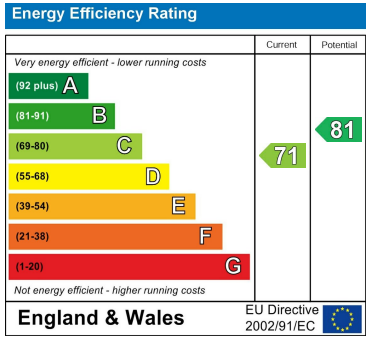
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL : North Warwickshire

VIEWING: Highly recommended via Acres on 0121 323 3088



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.