



Hill Lane, Bassetts Pole
Sutton Coldfield, B75 6LE

£850,000

Finished to a modern standard throughout, this home seamlessly blends style, space, and practicality, making it perfect for contemporary family living.

The ground floor features a stunning living room complete with a sleek media wall, creating the perfect space to relax or entertain. A separate dining room provides an elegant setting for family meals and gatherings, while the impressive kitchen is fitted with a central island, offering both functionality and a social hub for everyday living.

To the rear, a large orangery floods the home with natural light and provides an exceptional additional living space with views over the garden. The first floor comprises four generously sized bedrooms, three of which benefit from their own en-suite bathrooms, alongside a well-appointed separate family bathroom. The second floor adds further versatility, offering two additional bedrooms, including one with an en-suite—ideal for guests, older children, or a private home office setup.

The rear garden is well maintained and to the fore the drive provides ample off road parking.

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



Hall

Dining Room 4.65m (15'3") max x 3.07m (10'1")

Living Room 7.14m (23'5") x 3.81m (12'6")

Kitchen 5.51m (18'1") x 3.91m (12'10")

Utility 2.08m (6'10") x 1.88m (6'2")

Orangery

WC

Garage

Landing

Bedroom 1 4.22m (13'10") x 3.99m (13'1")

En-suite

Bedroom 2 5.08m (16'8") max x 3.05m (10')

En-suite

Bedroom 3 5.08m (16'8") x 3.15m (10'4")

En-suite

Bedroom 4 4.22m (13'10") x 3.45m (11'4")

Bathroom

Landing

Bedroom 5 5.00m (16'5") x 3.76m (12'4")

En-suite

Bedroom 6 4.78m (15'8") x 3.48m (11'5")





Floor Plan

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

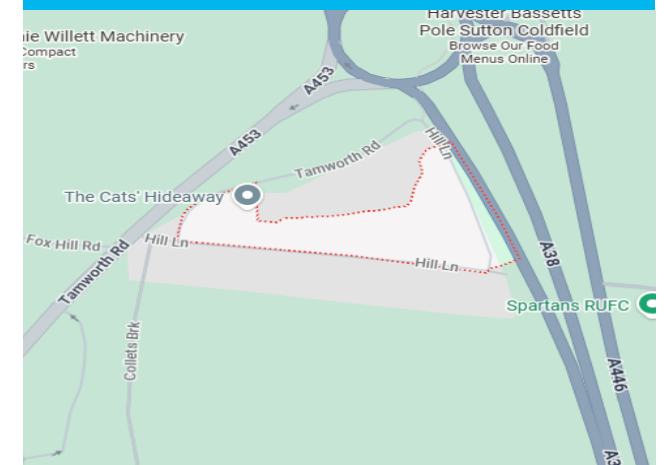


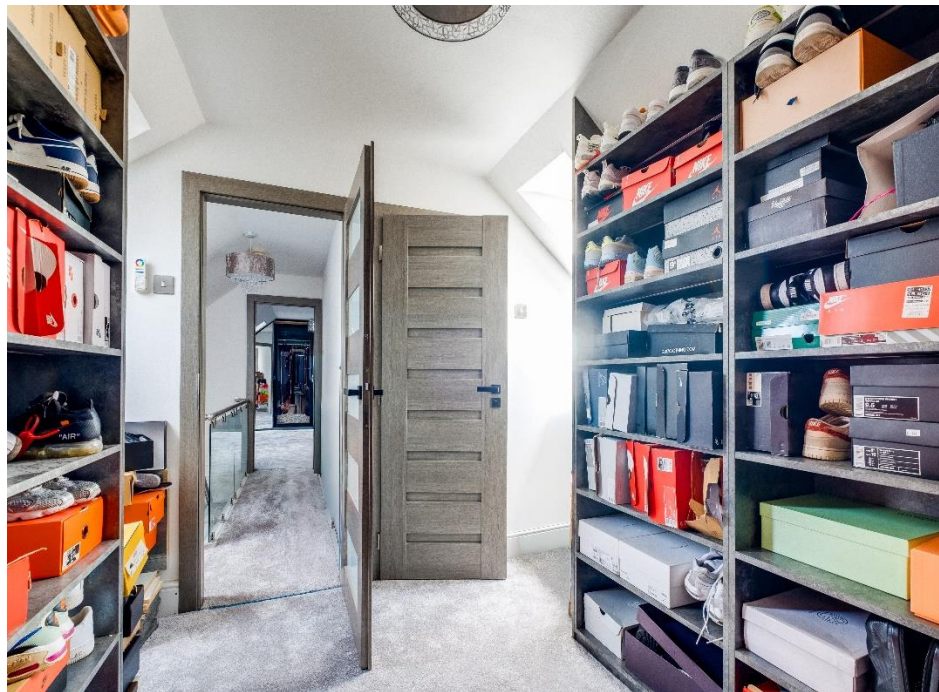
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Plan produced using PlanUp.

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | 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:

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