

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Bathroom with separate wc
- Lounge & separate dining room
- Rear conservatory
- Kitchen with separate pantry
- Utility room & garage
- Rear garden
- Open views over fields to rear
- Cul-de-sac location
- In need of significant modernisation



HILL LANE, BASSETTS POLE, B75 6LF - OFFERS AROUND £400,000

Set in an enviable position overlooking open fields to the rear, this semi-detached residence occupies a desirable plot, being at the end of the cul-de-sac. Offering generous proportions throughout, the property presents a rare opportunity to acquire a home having significant scope for modernisation and enhancement, allowing purchasers to create a bespoke family home tailored to their own specification.

The accommodation is arranged across two floors, providing flexible living space alongside three well proportioned bedrooms, bathroom and separate wc. Ground floor offers two reception rooms, conservatory, kitchen and utility with the benefit of a garage. While the property would now benefit from updating, its layout, position, and outlook combine to offer exceptional potential for extension or refurbishment (subject to relevant planning permissions). Externally, the property enjoys a rear garden with views across surrounding fields, complemented by off-road parking to the front. Ideally located for access to local amenities, reputable schools, and excellent transport links, Hill Lane offers convenient connections to Sutton Coldfield, Birmingham, and beyond.

Set back from the road behind a paved driveway, access to the property is gained via an obscure glazed front door into:

RECEPTION HALL: Electric storage heater, doors off to:

DINING ROOM: 15'2" x 12'5" max / 11' min Glazed bay window to front, coal feature fireplace, tiled hearth and surround, fitted shelving, electric storage heater.

EXTENDED LOUNGE: 23'9" x 12'2" max / 10'9" min Glazed sliding patio doors to rear, picture window into kitchen, coal feature fireplace with stone surround and slate hearth, two electric storage heaters.

KITCHEN: 19'7" x 9'4" Double glazed window to rear, picture window to lounge, one and a half bowl sink/drainage unit set into rolled edge work surfaces, fitted units to both base and wall level, space for cooker, space for fridge/freezer, plumbing and space for washing machine, coal feature fireplace with tiled hearth and surround, useful larder/pantry, tiled effect flooring, space for breakfast bar.

UTILITY ROOM: Glazed door to front and side, potential use for ground floor shower room or utility space.

STAIRS TO LANDING: Porthole window to front, obscure glazed window to side, open landing with large useful storage cupboard, doors to:

BEDROOM ONE: 15'1" x 12'5" max / 11'2" min Double glazed box window to rear with two alcoves, coal feature fireplace.

BEDROOM TWO: 15'2" x 10'8" Double glazed bay window to front, electric storage heater, built-in wardrobe, shelving to wall, coal feature fireplace.

BEDROOM THREE: 10' x 7' Glazed window to front.

WC: Opaque double glazed window to front, part tiled walls, low level wc,

BATHROOM: 7'10" x 6'5" Opaque double glazed window to rear, white suite comprising bath, wash hand basin, electric storage heater, display/storage units.

OUTSIDE: Patio area surrounded by mature shrubs, bushes and trees, leading to a large lawn with potential for summerhouse, timber sheds, overlooking open fields to rear.



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)

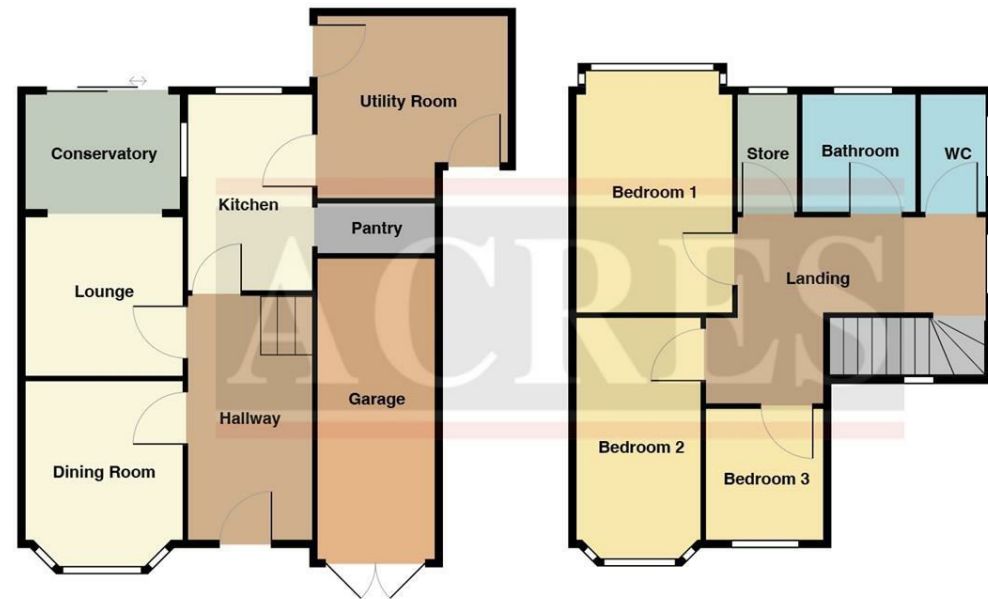
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



74 Hill Lane, Bassetts Pole, B75 6LF



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide MoveButler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.