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Hoo Walk

Polesworth, Tamworth, B78 1NZ

Offers Over £362,500

# Property Features

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- Immaculately Presented Detached Family Home
- Envyable Corner Plot Position
- Entrance Hall
- Spacious Lounge
- Kitchen/Dining Area
- Utility Room, Guest Cloakroom
- Master Bedroom With En-Suite
- Three Further Double Bedrooms, Family Bathroom
- Detached Garage, South Facing Low Maintenance Rear Garden and Wrap around Fore Garden
- Early Internal Viewing Is Considered Essential

## Full Description

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Taylor Cole Estate Agents are delighted to offer for sale this stunning and immaculately presented detached family home which resides in an enviable corner plot position upon this popular newly built residential development. The property benefits from both UPVC double glazing and gas fired central heating with accommodation briefly comprising of entrance hall, spacious lounge, kitchen/dining area, utility, guest cloakroom, master bedroom with en-suite, three further double bedrooms, family bathroom, detached garage, low maintenance rear garden and wrap around fore garden surround, early internal viewing is considered essential.

This fantastic four bedroom detached home enjoys a private position within the end of the cul de sac and boasts both greenery and field out looks through its dual aspect windows. The property has a tarmacadam tandem drive way to the side which in turn provides access to the up and over garage door and side entrance gate with a composite front entrance door having a canopy storm porch over.

### ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, radiator, wall socket, telephone connection point, stairs of to the first floor landing, door into the under stairs storage cupboard, in set brushed door mat and door into

### SPACIOUS LOUNGE

19' 08" x 11' 03" (5.99m x 3.43m)

Offering superb floor space for free standing furniture and having dual aspect UPVC double glazed windows by way of to the front and side with matching double glazed French doors opening out to the rear patio, two ceiling light points, two radiators, wall sockets, television connection point and telephone connection point.

### KITCHEN/DINING AREA

19' 07" x 11' 08" (5.97m x 3.56m)

This superb open aspect kitchen/dining area is perfect for modern day living requirements and offers a fantastic outlook across the



adjacent greenery through its UPVC double glazed windows to both the side and front, with the kitchen area itself having a matching range of 'Shaker' base units and draws with integrated full height fridge/freezer and integrated 'Zanussi' dishwasher, a built in 'Electrolux' oven with four ring gas hob stainless steel splash back and extractor hood above roll top working surfaces with in-set bowl and half stainless steel sink and drainer unit with hot and cold mixer tap over, complimentary up stands, matching range of 'Shaker' wall units offering further storage space housing for the 'Ideal' logic boiler, ceiling light point, extractor fan and floor space opening to the dining section with ample floor space for free standing dining room table, ceiling light point, radiator, wall sockets, and open aspect to



#### UTILITY ROOM

6' 06" x 5' 05" (1.98m x 1.65m)

Having a roll top laundering working surface with matching up stands and integrated 'Electrolux' washing machine with matching base units adjacent, wall sockets, ceiling light point, composite double glazed door leading to the side passage, radiator and tiled flooring.



#### GUEST CLOAKROOM

5' 02" x 2' 11" (1.57m x 0.89m)

This matching modern suite comprises of a close coupled WC pedestal hand wash basin with hot and cold mixer tap over, ceiling light point, extractor fan, radiator and tiled flooring.

#### FIRST FLOOR LANDING

With the loft hatch access, ceiling light point, radiator, wall sockets, door into the airing cupboard enclosing the hot water system and towel shelving unit and doors off to



#### MASTER BEDROOM

11' 06" x 11' 02" (3.51m x 3.4m)

Having superb floor space for free standing bedroom furniture and recess for free standing wardrobes, ceiling light point, radiator, wall sockets, television connection point, UPVC double glazed window to the rear garden and door into

#### MASTER BEDROOM EN SUITE

6' 06" x 4' 07" (1.98m x 1.4m)

The three piece suite comprises of a close coupled WC pedestal hand wash basin with hot and cold mixer tap over, half tiled surround a walk in shower with enclosed shower fitment and folding glass side screen, ceiling light point, extractor fan, radiator and tiled flooring.



#### BEDROOM TWO

9' 09" x 11' 11" (2.97m x 3.63m)

Being a double bedroom and having a UPVC double glazed window to the side aspect, ceiling light point, radiator and wall socket.

### BEDROOM THREE

10' 01" x 9' 08" (3.07m x 2.95m)

The dual aspect bedroom has UPVC double glazed windows to both the side and front and offering fantastic outlooks across the fields beyond, ceiling light point, radiator and wall sockets.

### BEDROOM FOUR

8' 02" x 10' 02" (2.49m x 3.1m)

The spacious fourth bedroom has a radiator, wall sockets, ceiling light points and UPVC double glazed window to the front aspect.

### FAMILY BATHROOM

6' 00" x 6' 06" (1.83m x 1.98m)

This matching white suite comprises of a panelled bath with hot and cold tap and shower fitment over with folding glass side screen and tiled surround, a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, ceiling light point, extractor fan, radiator and luxury wood grain effect flooring.



### OUTSIDE

#### GARAGE

Having an up and over garage door accessed from the tandem drive way the garage encloses the superb storage or off road parking space and offers a ceiling light point with wall sockets.

#### REAR GARDEN

This attractive south facing and low maintenance rear garden beings with the slabbed paved patio area which offer superb out door seating and entertainment space, out door socket and an external cold water tap with continuing slabbed paved path leading to both the utility side door and side entrance gate, two neat artificial lawned area continues to party boundary with curved brick wall surround.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements