



**HUNTERS**<sup>®</sup>  
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4 Orton Drive, Polesworth, Tamworth, Staff, B78 1FD

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Asking Price £430,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this outstanding, newly built, five bedroom detached family home!

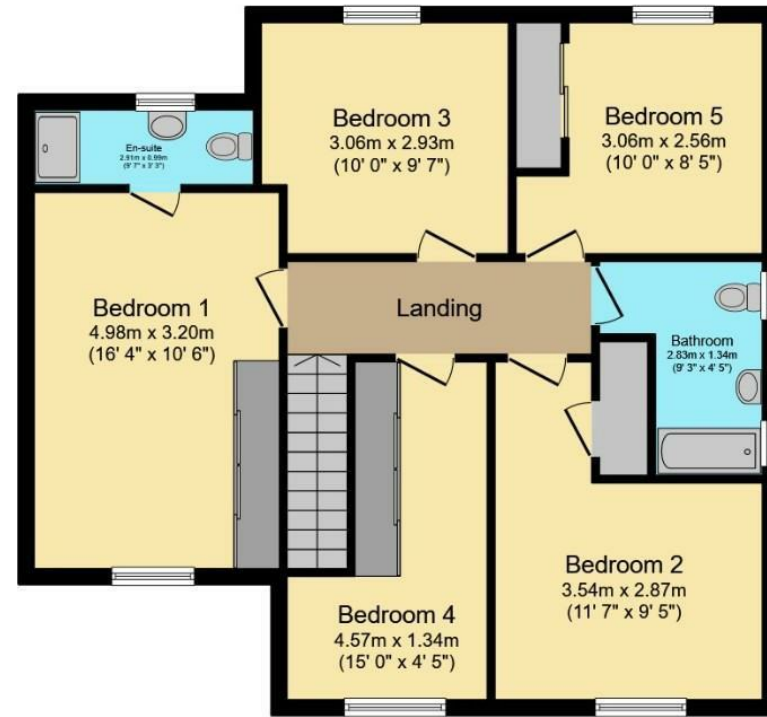
The property is located in the highly sought after village of Polesworth with access to exceptional schools and is sat within a small newly built gated development with 9 years still left on the NHBC! The property is close to local shops, amenities, rural countryside walks and commuter routes. This exceptional property offers a safe secure home and has to be viewed to be fully appreciated.

In brief the property comprises; Entrance hallway, downstairs W/C, living room, kitchen diner, garage, utility room, master bedroom with en-suite, four further good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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## Entrance Hallway

### Lounge

15'7" x 13'11"

Double glazed windows to front, herringbone LVT flooring, ceiling lights, power points, electric heater.

### Kitchen Diner

20'8" x 13'6"

Double glazed windows to rear, double doors to garden, door to garage, a range of wall and base units, two built in ovens, built in hob, sink and drainer, built in dishwasher, power points, ceiling lights, tiled flooring, electric heater.

### Garage

19'9" x 10'6"

### Utility Room

6'5" x 6'4"

Space for washing machine and tumble dryer.

### Master Bedroom

16'4" x 10'6"

Double glazed windows to front, carpet, ceiling lights, power points, electric heater, built in wardrobes.

### En-suite

9'7" x 3'3"

Double glazed windows to rear, tiled flooring, tiled walls, walk in shower, sink, low flush w/c, heated towel rail.

### Bedroom Two

11'7" x 9'5"

Double glazed windows to front, carpet, ceiling lights, power points, electric heater, built in cupboard.

### Bedroom Three

10' x 9'7"

Double glazed windows to rear, carpet, ceiling lights, power points, electric heater, built in wardrobes.

### Bedroom Four

15' x 4'5"

Double glazed window to front, carpet, ceiling lights, power point, electric heater.

### Bedroom Five

10' x 8'5"

Double glazed windows to rear, carpet, ceiling light, power points, over stairs cupboard and built in wardrobe, electric heater,

### Bathroom


9'3" x 4'5"

Double glazed windows to side, tile flooring, bath with overhead shower, sink, low flush w/c.

### Garden

Paved patio, lawn, fenced borders.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



