



Hoo Walk, Polesworth, Tamworth

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edwards



## Property Description

We are pleased to offer for sale this deceptively spacious four bedroom detached family home set in a popular cul-de-sac location in Polesworth. This property comprises of, reception hallway, guest wc, lounge, dining kitchen with integrated appliances and second reception room, first floor landing with four double bedrooms with a en-suite shower room to the master bedrooms and further family bathroom. Outside there is an enclosed rear garden with patio area and side gated access, the front has a double width driveway and integral garage.

## Entrance Hallway

Double glazed door to front elevation and stairs to first floor accommodation.

## Guest W.C

W.C, wash hand basin and central heating radiator.

## Study/ Reception Room Two

Double glazed window to front elevation and central heating radiator.

## Lounge

Double glazed double opening French doors and windows to rear elevation, panelling to walls, central heating radiator and feature flooring.

## Kitchen

Double glazed double opening doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, double oven, fridge freezer, tiled flooring, central heating radiator and sunken spotlights.

## Landing

Loft access, airing cupboard and all doors off.

## Bedroom One

Two double glazed windows to front elevation, feature panelled wall, central heating radiator, built in wardrobe and door to en-suite.

## En-Suite

Double glazed obscure window to side elevation, W.C, wash hand basin, double shower cubicle with glass door and shower over, central heating radiator and splash back tiling.

## Bedroom Two

Double glazed window to front elevation, central heating radiator and built in storage cupboard.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bedroom Four

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed obscure window to rear elevation, bath with shower over and glass screen, W.C, wash hand basin, heated towel rail.

## Front Garden

Lawned area, access to garage and driveway providing off road parking.

## Rear Garden

Lawned area, paved patio area and fencing to all boundaries.

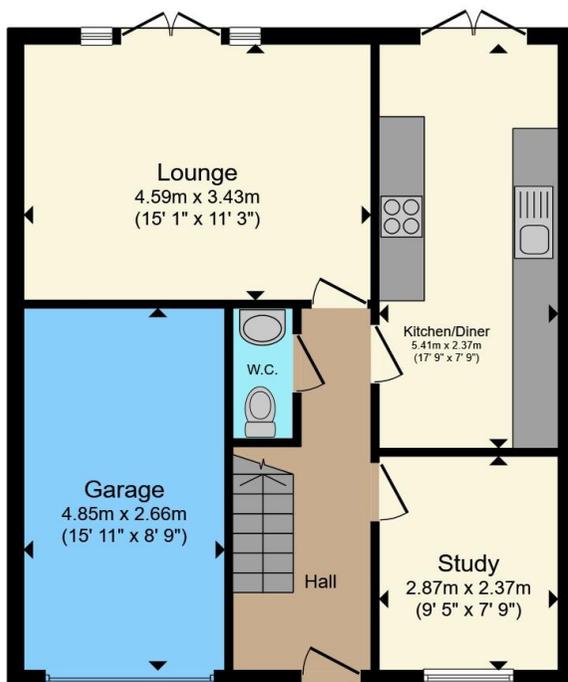
## Garage

Integral garage with up and over door to front elevation.

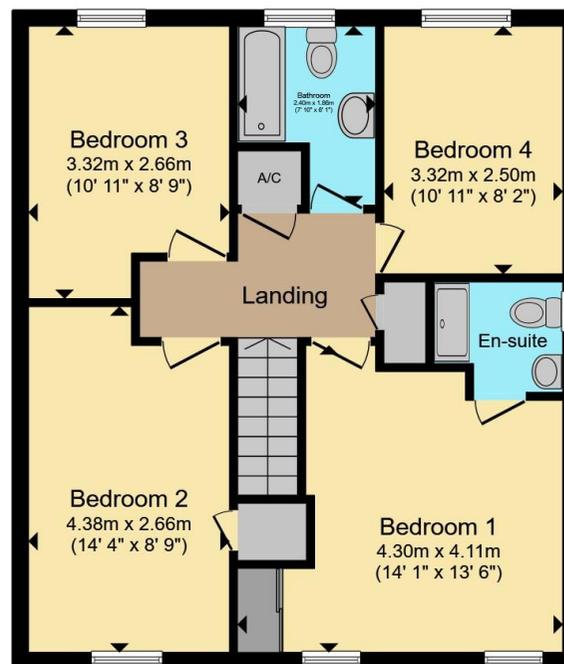








**Ground Floor**



**First Floor**

Total floor area 118.3 m<sup>2</sup> (1,273 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax Band: D

Tenure: Freehold

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Property Ref: TAM207534 - 0002