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CARR**  
Estate Agents  
Sales & Lettings

Hoo Walk, Polesworth  
Tamworth, B78 1NZ

**Offers Over £400,000**

## Countryside Views, Bright Spaces & Room for the Whole Family

Owned by the same family since new, this beautifully presented four-bedroom detached home enjoys an enviable position on Hoo Walk, with uninterrupted open countryside views to the front and a peaceful setting on a private drive. Built just eight years ago, the home still benefits from the remainder of its builder's warranty, offering reassurance alongside modern, energy-efficient living.

Hoo Walk—thought to take its name from one of the oldest words for a hill or ridge—is a fitting setting for this wonderful family home, combining a semi-rural outlook with excellent access to local amenities.

Step inside and you'll immediately appreciate the light and spacious accommodation. To the front is a welcoming living room, perfectly positioned to take advantage of the open views, while a separate home office provides an ideal space for remote working or studying. A convenient ground floor WC adds practicality, and to the rear of the property is a generous, contemporary kitchen/dining room, thoughtfully designed with ample storage and workspace, creating the perfect hub for everyday family life and entertaining. French doors and large windows allow plenty of natural light while overlooking the rear garden.

Upstairs, there are four well-proportioned bedrooms, including an impressive principal bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, making this an ideal home for growing families.

Outside, the south-facing rear garden has been designed for low-maintenance living, featuring an attractive patio area that's perfect for relaxing, dining outdoors, or enjoying the sunshine throughout the day. The property also benefits from a garage, a generous driveway providing off-road parking for up to three vehicles, and the added convenience of an EV charging point.

The location is equally appealing. Hoo Walk enjoys a convenient position in the heart of Polesworth, offering easy access to a range of local amenities, scenic walks, and popular attractions. Families will particularly appreciate being within walking distance of The Polesworth School, which includes a highly regarded sixth form, as well as several local primary schools, making the daily school run both simple and convenient.

For leisure and recreation, residents can enjoy nearby Pooley Country Park, Tamworth Castle, Drayton Manor Resort, Ash End House Children's Farm, and Statfold Country Park. A variety of cafés, pubs, restaurants, and everyday shopping facilities are also close at hand, ensuring everything you need is within easy reach.

Combining modern accommodation, an exceptional family-friendly location, countryside views, excellent parking, and a peaceful setting, this superb home is ready to welcome its next owners and begin its next chapter.

**Viewings: Strictly via appointment through our Tamworth Residential Sales Department on 01827217100**

**or via [Tamworth@paulcarrestateagents.Co.Uk](mailto:Tamworth@paulcarrestateagents.Co.Uk)**



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## Hall

Living Room 4.75m (15'7") x 3.81m (12'6")

Kitchen/Dining 8.02m (26'4") x 3.20m (10'6")

Office 3.23m (10'7") x 2.08m (6'10")

WC 2.08m (6'10") x 1.02m (3'4")

Garage 5.67m (18'7") x 2.44m (8')

## Landing

Bedroom 1 3.64m (11'11") x 2.00m (6'7")

En-suite 2.06m (6'9") x 1.74m (5'8")

Bedroom 2 4.52m (14'10") x 3.07m (10'1")

Bedroom 3 3.43m (11'3") x 1.89m (6'3")

Bedroom 4 2.87m (9'5") x 2.08m (6'10")

Bathroom 2.06m (6'9") x 1.67m (5'6")

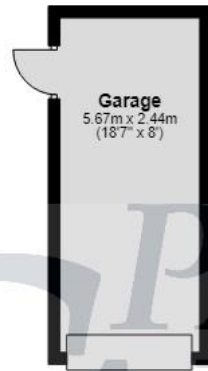




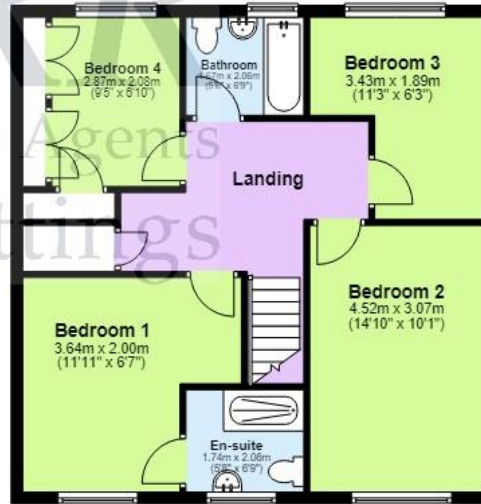
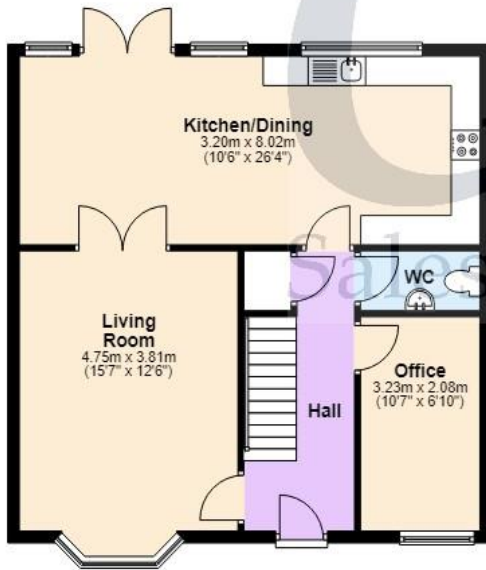
# Floor Plan

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

Ground Floor



First Floor

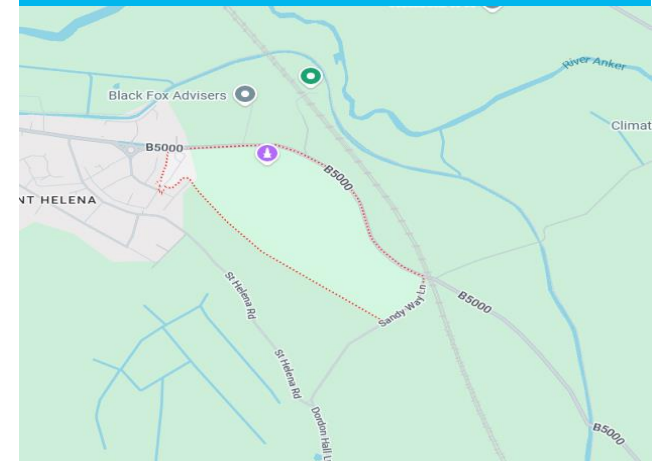


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 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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