



Hoo Walk
Polesworth TAMWORTH

burchell
edwards

Hoo Walk Polesworth TAMWORTH B78 1NZ

for sale
£400,000



Property Description

Situated in the sought-after village of Polesworth, this well-proportioned four-bedroom detached family home on Hoo Walk offers generous living space throughout, making it ideal for growing families.

The ground floor features a welcoming entrance hall with a convenient guest WC and utility room. The spacious dual-aspect lounge provides the perfect space for relaxing and entertaining. To the rear, the impressive open-plan kitchen/diner also spans almost 20 feet in length, creating a superb family hub with ample room for dining and socialising.

Upstairs, the property boasts four well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Bedroom sizes are generous, offering flexibility for family living, guest accommodation, or home-working requirements.

This attractive home combines spacious accommodation with a practical layout, making it perfectly suited to modern family life. Located within easy reach of local amenities, highly regarded schools, transport links, and countryside walks, this is a fantastic opportunity to acquire a substantial family home in a desirable residential location.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Stairs to the first floor, storage cupboard and guest W.C.

Lounge

Central heating radiator, double glazed window to the rear and french doors to the garden.

Kitchen / Diner

Double glazed windows to the front and sides, a range of wall and base units with appliances, sink and drainer unit and ample counter space.

Bedroom One

Double glazed window to the side, radiator and en suite shower room.

Bedroom Two

Double glazed window to the side and radiator.

Bedroom Three

Double glazed windows to the front and side and radiator.

Bedroom Four

Double glazed window to the front and radiator.

Bathroom

Double glazed window to the front, paneled bath, low level W.C and wash hand basin.

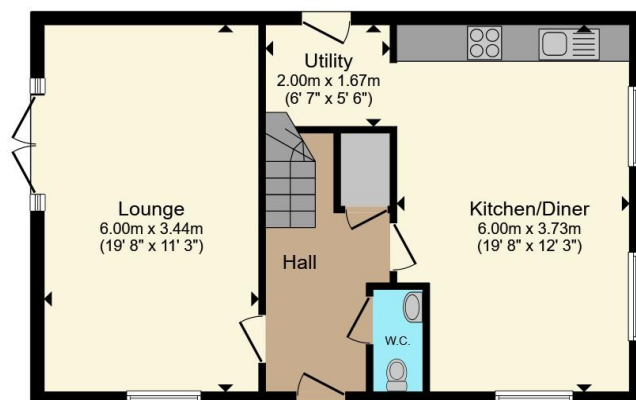
Buyers Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

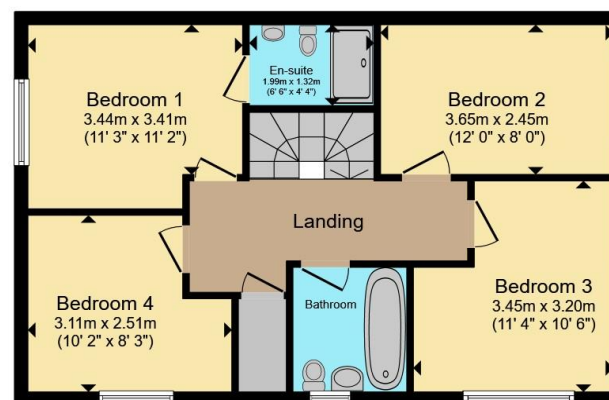








Ground Floor



First Floor

Total floor area 128.4 m² (1,382 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



To view this property please contact Burchell Edwards on

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1 Bolebridge Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM207808



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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