



TAYLOR
COLE
Estate Agents



Hoo Walk

Polesworth, Tamworth, Staffordshire, B78 1NZ

Offers Over £375,000

Property Features

- Immaculately Presented Detached Family Residence
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Laundry Area
- Guest Cloakroom
- Master Bedroom with En-Suite
- Three Further Double Bedrooms, Family Bathroom
- Detached Garage, Driveway
- Landscaped Rear Garden

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this spacious and immaculately presented detached family residence occupying an enviable position upon this popular newly built development. The property benefits from UPVC double glazing, gas fired central heating, and substantial upgrades throughout, with the property briefly comprising: entrance hall, lounge, kitchen/dining area, laundry area, guest cloakroom, master bedroom with en-suite, three further double bedrooms, family bathroom, detached garage, landscaped rear garden, fore garden and driveway. Early internal viewing is highly advised.

This stunning double fronted newly built family home presents an excellent opportunity for families looking to upsize to a spacious four bedroom detached property, on an extremely popular development situated in the popular village of Polesworth. The property is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a split lawned fore garden with block paved feature border and an outside socket, a tandem driveway provides off road parking facilities along with access to the side entrance door and up and over garage door, between the two lawned areas is a block paved path which leads to the composite front entrance door with 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, staircase off to first floor landing with storage cupboard beneath offering superb storage space with fitted shelving units, 'Karndean' flooring, door into:

LOUNGE

19' 7" x 11' 3" (5.97m x 3.43m)

This spacious dual aspect lounge has a UPVC double glazed window to the front aspect, UPVC double glazed French doors with matching side screens opening out to the rear patio, two ceiling light points, two radiators, wall sockets, TV connection point, 'Karndean' flooring.

KITCHEN/DINING AREA

19' 7" x 11' 7" (5.97m x 3.53m)

The superb kitchen/dining area offers open plan living accommodation with an excellent range of matching shaker base units and drawers, integrated full height fridge/freezer, built-in tower oven display with double 'Hotpoint' oven and additional storage above and beneath, twin ceiling to floor larder style cupboards with electrical socket points situated within, 'Zenith Compact' working surfaces with complementary tiling surrounds, inset one and a half bowl sink and drainer unit with hot and cold mixer tap over, four



ring 'Hotpoint' gas hob, tiled splashback and 'Hotpoint' extractor hood over, matching range of shaker wall units offering further storage space, ceiling downlighters, UPVC double glazed windows to both the front and rear, extractor fan, modern upright column radiator, 'Karndean' flooring, ample floor space for free standing dining room table, wall sockets, open aspect to:

LAUNDRY AREA

6' 6" x 4' 8" (1.98m x 1.42m)

With matching shaker wall units and housing for the 'Ideal Logic' boiler, 'Zenith Compact' working surfaces with tiled surround and wall socket, recess and plumbing for washing machine, recess and point for tumble dryer, upright modern column radiator, ceiling downlighters, 'Karndean' flooring.

GUEST CLOAKROOM

5' 1" x 2' 10" (1.55m x 0.86m)

This attractive matching suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, half tiled surround, radiator, ceiling downlighter, extractor fan, 'Karndean' flooring.

FIRST FLOOR LANDING

Continuing from the shaped staircase with feature ceiling light point over, the landing area has loft hatch access with fitted drop down ladder leading to the loft space, radiator, wall socket, door into the airing cupboard enclosing the hot water system and towel shelving unit, door into:

BEDROOM ONE

11' 5" x 11' 2" (3.48m x 3.4m)

The well presented master bedroom offers ample floor space for free standing double bed and free standing bedroom furniture, along with a ceiling light point, radiator, wall socket, TV connection point, UPVC double glazed window to the rear, door into:

EN-SUITE

6' 6" x 4' 8" (1.98m x 1.42m)

Boasting a half tiled surround, and a matching three piece suite comprising of a pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, walk-in shower with enclosed shower fitment and folding glass side screens, ceiling downlighters, radiator, obscure UPVC double glazed window to the rear, 'Amtico' flooring.

BEDROOM TWO

11' 9" x 9' 8" (3.58m x 2.95m)

Again being a double bedroom and offering superb floor space for free standing bedroom furniture, ceiling light point, radiator, wall sockets, UPVC double glazed window to the rear, wall mounted TV connection point.

BEDROOM THREE

10' 0" x 9' 6" (3.05m x 2.9m)

Positioned to the front of the property and having ceiling downlighters, UPVC double glazed window to the front, radiator, wall socket, floor space for free standing wardrobe.

BEDROOM FOUR

10' 1" x 8' 3" (3.07m x 2.51m)

The well proportioned fourth bedroom provides floor space for free standing double bed, ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.



FAMILY BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m)

The attractive matching suite comprises of a panelled bath with hot and cold taps over, shower fitment above with waterfall showerhead and detachable hose and glass side screen, pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, ceiling downlighters, extractor fan, obscure UPVC double glazed window to the front aspect, radiator, 'Amtico' flooring.

OUTSIDE

GARAGE

Having an up and over garage door accessed from the side driveway, the detached garage encloses superb floor space for off road parking facilities or additional storage space, with ceiling light point, wall socket, composite door opening to the rear garden.

REAR GARDEN

Stepping out into this attractive and low maintenance rear garden, the garden begins with the block paved patio area offering superb outdoor seating and entertainment space, along with access to the outside cold water tap, side entrance gate and outdoor sockets, with a continuing block paved path leading to the side garage door and the artificial lawn with continues to the rear and the rear of the garage, a feature composite decking area with stainless steel and glass balustrade surround along with fitted spotlights and raised planters marking the most perfect seating space, timber fencing and brick built walls to boundaries.

ANTI MONEY LAUNDERING

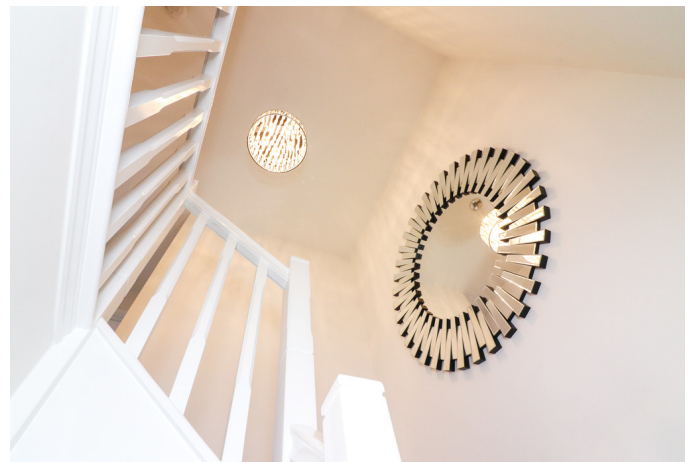
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		

6a Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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