



4 Orton Drive, Polesworth, Tamworth, Warwickshire, B78  
1FD

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 4 Orton Drive, Polesworth, Tamworth, Warwickshire, B78 1FD

# £449,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this recently built and impressive detached family home located on a small and select gated development in the highly sought after village of Polesworth. Orton Drive enjoys a long sweeping approach accessed from the High Street, and the development is accessed via electrically operated gates which lead to the frontages and parking of each property. This impressive detached home, which needs to be viewed to be appreciated, comprises reception hall, guests cloakroom, lounge, superb open plan family dining kitchen set to the rear, five first floor bedrooms, one with en suite shower room, and a family bathroom. There is a generously sized garage with rear laundry room, parking to side and gardens. One of the distinct features of the property is its green credentials having electric heating and the benefit of solar panels which should help and contribute to reducing your energy bills.



### RECEPTION HALL

approached via a contemporary composite entrance door and having polished porcelain tiled floor, electric heater, stairs to first floor with under stairs storage cupboard, spotlighting and doors open to:

### GUESTS CLOAKROOM

having corner vanity unit with inset wash hand basin and low flush W.C.

### LOUNGE

4.73m x 4.23m (15' 6" x 13' 11") having herringbone LVT floor, electric heater, two ceiling light points, corner spotlighting and double glazed window to front.

### FAMILY DINING KITCHEN

6.26m x 4.13m (20' 6" x 13' 7") having door to garage, double glazed window to rear, French doors to garden, electric heater, two ceiling light points and ceiling spotlighting, modern contemporary high gloss base cupboards and drawers with slimline preparation work tops above, wall mounted cupboards, inset one and a half bowl sink with swan neck mixer tap, twin Bosch ovens, four ring electric hob with contemporary extractor fan above, integrated dishwasher, space for American style fridge/freezer and a centrally positioned island unit provides a breakfast bar area and additional storage.

### FIRST FLOOR LANDING

having electric heater, loft access, ceiling spotlighting and doors open to:

### BEDROOM ONE

4.97m x 3.26m (16' 4" x 10' 8") having double glazed window to front, electric heater, twin built-in wardrobes with central space ideal for wall mounted T.V. and door to:



### EN SUITE SHOWER ROOM

2.93m x 0.98m (9' 7" x 3' 3") having an obscure double glazed window to rear, chrome heated towel rail, tiled floor, modern white suite comprising vanity unit with inset wash hand basin and tiled surround, low flush W.C. and shower cubicle with Triton shower appliance over and ceiling spotlighting.

### BEDROOM TWO

4.59m max (2.87m min) x 3.54m (15' 1" max 9'5" min x 11' 7") having useful wardrobe, double glazed window to front and electric heater.

### BEDROOM THREE

3.36m max x 3.06m (11' 0" max x 10' 0") having double glazed window to rear, electric heater and built-in wardrobes with sliding mirrored doors.

### BEDROOM FOUR

3.06m x 2.82m (10' 0" x 9' 3") having double glazed window to rear and electric heater.

### BEDROOM FIVE

4.59m x 2.64m max (15' 1" x 8' 8" max) having double glazed window to front, electric heater, over stairs store cupboard and built-in wardrobes with sliding mirrored doors.



## OUTSIDE

The property is approached via a long sweeping shared access with electrically operated gates which lead to the small development itself. The property has a private driveway situated to the left hand side of the property and a gate leading to the rear garden. To the rear is a mainly lawned garden with patio areas.

## GARAGE

6.26m (4.62m min) x 3.23m (20' 6" max 15'2" min x 10' 7") approached via an up and over entrance door and having door to garden, further door to dining kitchen and access to:

## LAUNDRY ROOM

1.93m x 1.56m (6' 4" x 5' 1") Set to the rear of the garage is this useful laundry room with hot water cylinder and work preparation top with space below ideal for washing machine.

## COUNCIL TAX

Band E.

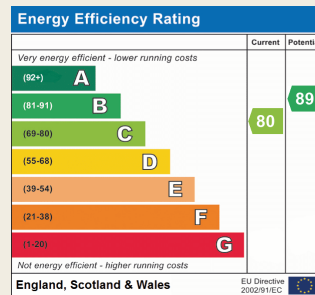


## FURTHER INFORMATION/SUPPLIERS

Drainage - Mains drainage- South Staffs Water. Electric supplier - EON. T.V and Broadband - SKY. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## SOLAR PANELS

The property benefits from solar panels which we understand are owned and will be transferred to the new owner. Details of the solar panels should be checked and verified by your solicitor before legal commitment.



## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



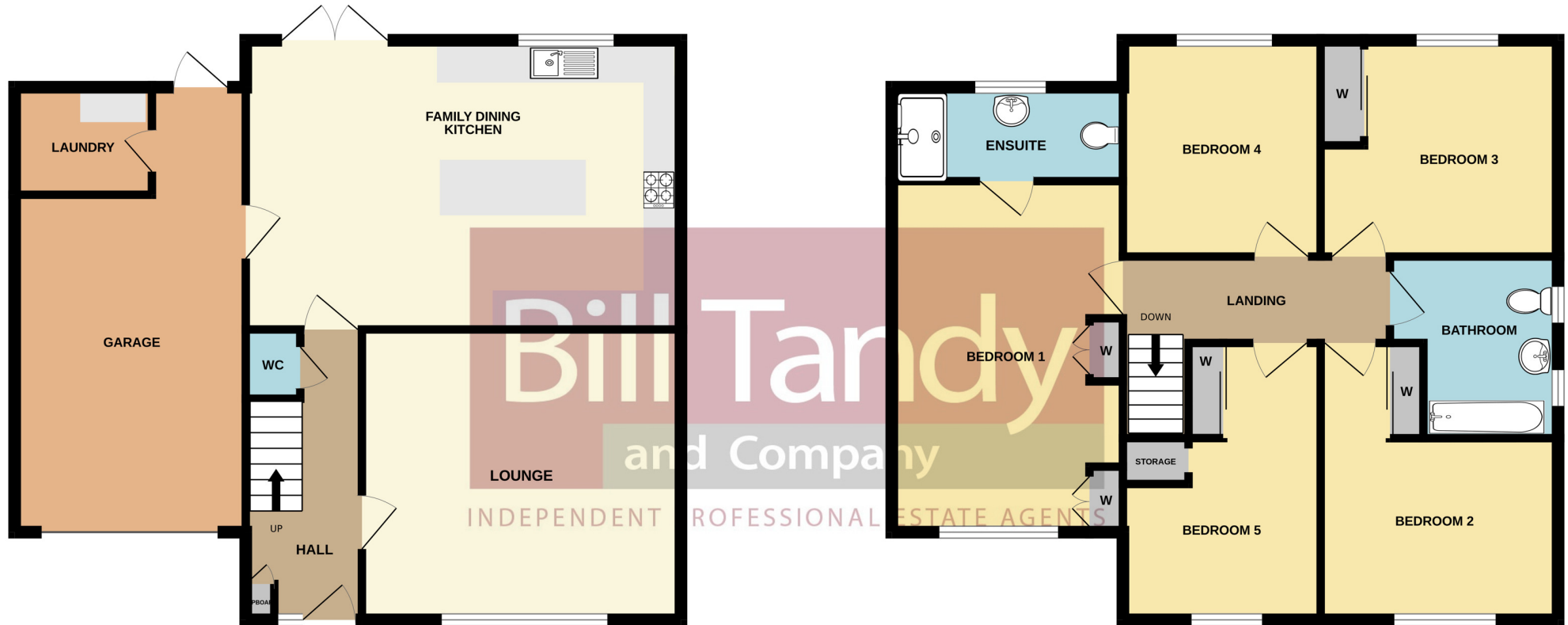
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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