

HUNTERS®

HERE TO GET *you* THERE



Falcon

Wilnecote, Tamworth, B77 5DN

Asking Price £475,000



Council Tax: E



44 Falcon

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Frontage

Block paved driveway with parking for multiple vehicles.

Lounge

16'4 x 15'10 (4.98m x 4.83m)

Wood effect LVT flooring, double glazed bay window to front, radiator, ceiling light, radiator and power points.

Study

11'10 x 7'4 (3.61m x 2.24m)

Wood effect LVT flooring, double glazed window to front, ceiling light, radiator and power points.

Kitchen/Breakfast Room

22'7 x 10'8 (6.88m x 3.25m)

Tile effect LVT flooring, double doors to garden, double glazed window to rear, multi fuel log burner, part tiled walls, base units, double Belfast sink, ceiling light, radiator and power points.

Snug

15'6 x 8 (4.72m x 2.44m)

Utility

10'10 x 8'1 (3.30m x 2.46m)

Ceramic tiled flooring, radiator, base units, plumbing for washing machine, stainless steel sink, door to garden, part tiled walls, ceiling light, power points and pantry.

WC

Ceramic tiled flooring, low flush WC, hand wash basin, double glazed window to side, ceiling light and radiator.

Bedroom One

17'6 x 15'4 (5.33m x 4.67m)

Wood effect LVT flooring, double glazed bay window to front, built in wardrobe, walk in wardrobe, radiator, ceiling light and power points.

En-Suite

Walk in shower, wood effect LVT flooring, part tiled walls, low flush WC, sink and vanity unit, heated towel rail, double glazed window to front, downlights and extractor fan.

Bedroom Two

12'3 x 9'9 (3.73m x 2.97m)

Wood effect laminate flooring, double glazed window to rear, radiator, ceiling light and power points.

Bedroom Three

15'3 x 7'11 (4.65m x 2.41m)

Carpeted flooring, double glazed window to rear, ceiling light, radiator and power points.

Bedroom Four

11'2 x 9'1 (3.40m x 2.77m)

Carpeted flooring, double glazed window to rear, ceiling light, radiator and power points.

Bedroom Five

9 x 7'5 (2.74m x 2.26m)

Wood effect LVT flooring, double glazed window to front and rear, radiator, ceiling light and power points.

Bathroom

Wood effect LVT flooring, bath, part tiled walls, low flush WC, sink and vanity unit, walk in shower, downlights, extractor fan, heated towel rail and ceiling lights.

Tel: 01827 66277

Garage

17'1 x 8 (5.21m x 2.44m)

Up and over double doors, power points and lighting.

Garden

Block paved patio, lawn and mature borders.



Road Map



Hybrid Map



Terrain Map



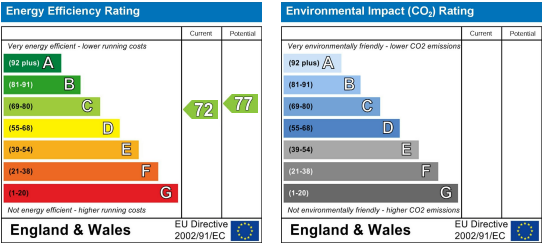
Floor Plan



Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.