



Falna Crescent
Tamworth, B79 8JS

£415,000

Property Features

- Impressive five-bedroom detached family home
- Extensive driveway providing ample off-road parking
- Superb open-plan kitchen/living room
- Stylish fitted kitchen with breakfast bar
- Spacious separate lounge
- Dedicated utility room and ground floor WC
- Five versatile bedrooms across the first floor
- Well-appointed family bathroom
- Generous enclosed rear garden with substantial patio
- Large detached summerhouse with adjoining storage shed

Full Description

This impressive five-bedroom detached family home offers an excellent combination of spacious accommodation, contemporary presentation and versatile living arrangements. Beautifully presented throughout, the property boasts a particularly generous open-plan kitchen/living room, a separate lounge, a useful utility room and ground floor WC, alongside five well-proportioned bedrooms and a family bathroom. The thoughtfully arranged accommodation provides plenty of flexibility for growing families, with an abundance of space for both everyday living and entertaining.

Externally, the property continues to impress, benefiting from an extensive driveway providing ample off-road parking and a generous rear garden. A particular highlight is the substantial summerhouse, accompanied by a separate shed, offering fantastic potential for a variety of uses. With its attractive presentation, excellent proportions and impressive outdoor facilities, this is a home perfectly suited to modern family life.

THE FORE

Approached via a substantial driveway, the property enjoys an attractive frontage with a traditional brick exterior and a welcoming appearance. The extensive paved frontage provides an exceptional amount of off-road parking, making it particularly practical for larger households or those regularly accommodating visitors. The generous space also complements the property's overall proportions and detached position.

The entrance leads into a welcoming hallway, providing access to the principal ground floor accommodation and staircase rising to the first floor. The hallway is bright and neatly presented, with useful built-in storage helping to maintain an organised and uncluttered environment. The property's attractive exterior and generous driveway create an excellent first impression.

GROUND FLOOR

The ground floor is centred around a superb open-plan kitchen/living room, offering an exceptionally spacious and sociable environment that forms the heart of the home. The kitchen is beautifully appointed with a stylish selection of fitted cabinetry, generous worktop space and a breakfast bar, providing a convenient setting for casual dining. The arrangement flows naturally into the expansive living area, where there is ample room for substantial seating and additional furnishings. Large glazed doors overlooking the rear garden introduce an abundance of natural light, while providing a wonderful connection between the indoor and outdoor spaces. The room is particularly well suited to entertaining, family gatherings and relaxed everyday living.



Complementing this impressive space is a separate lounge, offering a comfortable and inviting retreat away from the main living area. Generously proportioned and attractively presented, the room provides excellent flexibility and could comfortably accommodate a variety of furniture arrangements. A dedicated utility room offers valuable additional space for laundry appliances and household essentials, keeping the main kitchen free from everyday clutter. Completing the ground floor is a conveniently positioned WC, together with useful storage cupboards located off the hallway.

OPEN KITCHEN/LIVING ROOM

16' 1" x 27' 3" (4.9m x 8.31m)

LOUNGE

10' 6" x 18' 6" (3.2m x 5.64m)

WC

2' 5" x 6' 3" (0.74m x 1.91m)

UTILITY ROOM

7' x 12' (2.13m x 3.66m)

FIRST FLOOR

Ascending to the first floor, a central landing provides access to five bedrooms and the family bathroom, with additional built-in storage positioned throughout. Bedroom one is a generously proportioned double room, offering ample space for a large bed and accompanying bedroom furniture. Bedroom two is another comfortable double bedroom, benefiting from a pleasant outlook and flexible proportions. Bedrooms three and four provide further well-presented accommodation, each offering sufficient versatility to suit a range of requirements, whether utilised as children's bedrooms, guest accommodation or additional workspaces.

Bedroom five completes the sleeping accommodation and provides an excellent opportunity for use as a nursery, dressing room or dedicated home office, depending on the needs of the purchaser. The variety of bedroom sizes makes the first floor particularly adaptable for larger families. Serving the accommodation is a family bathroom, fitted with a bath and overhead shower, wash basin and WC. The bathroom features a contemporary combination of finishes, while natural light contributes to its bright and practical presentation.

BEDROOM ONE

9' 6" x 12' 6" (2.9m x 3.81m)

BEDROOM TWO

9' 5" x 12' 5" (2.87m x 3.78m)

BEDROOM THREE

8' x 16' 7" (2.44m x 5.05m)

BEDROOM FOUR

7' 9" x 13' 4" (2.36m x 4.06m)



BEDROOM FIVE

7' 4" x 9' (2.24m x 2.74m)

BATHROOM

6' 3" x 6' 4" (1.91m x 1.93m)

THE REAR

The rear garden is another particularly appealing feature of this impressive family home, offering a generous outdoor space with an attractive balance of lawn and paved seating areas. Immediately adjoining the property is a substantial patio, providing an excellent setting for outdoor dining, garden furniture and entertaining throughout the warmer months. Beyond this, the garden opens onto a sizeable lawn, offering plenty of room for children to play, outdoor activities or further landscaping to suit individual preferences. The garden is enclosed by fencing, creating a defined outdoor environment that complements the spacious accommodation within the house.

Positioned towards the rear of the garden is a substantial detached summerhouse, presenting an exciting opportunity for use as an additional entertaining space, hobby room, games room or garden retreat. Its generous proportions and double-door entrance make it a particularly versatile addition to the property. Adjoining the summerhouse is a separate shed, providing valuable storage for gardening equipment, tools and other outdoor essentials. Together, these outbuildings considerably enhance the functionality of the garden, making the outdoor space just as appealing and adaptable as the accommodation inside.

SUMMERHOUSE

16' 3" x 9' (4.95m x 2.74m)

SHED

6' 1" x 8' 6" (1.85m x 2.59m)

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		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		