

# HUNTERS®

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## Falna Crescent

Tamworth, B79 8JS

Asking Price £325,000



Council Tax: D



# 16 Falna Crescent

Tamworth, B79 8JS

Asking Price £325,000



## Frontage

Block paved driveway, lawn area and car port

## Entrance Hall

Carpeted flooring, stairs to first floor, radiator, ceiling light, power points

## Kitchen

9'3" x 7'10" (2.82m x 2.39m)

Vinyl effect flooring, double glazed window to front, part tiled walls, integrated oven and hob, extractor fan, sink and drainer, wall and base units, power points, under cabinet lighting

## Lounge/ Dining Room

16'2" x 11'11" (4.93m x 3.63m)

Carpeted flooring, ceiling lights, double glazed window to side and rear, double glazed patio door to garden, radiators, electric heating unit, power points

## Bedroom One

11'8" x 9'6" (3.56m x 2.90m)

Carpeted flooring, ceiling lights, double glazed window to front, built in wardrobes, radiator, power points

## Bedroom Two

16'4" x 7'10" (4.98m x 2.39m)

Carpeted flooring, ceiling lights, double glazed window to front and rear, radiator, power points

## Bedroom Three

11'2" x 8'4" (3.40m x 2.54m)

Carpeted flooring, ceiling lights, double glazed window to rear, built in wardrobes, radiator, power points

## Bedroom Four

7'7" x 7'7" (2.31m x 2.31m)

Carpeted flooring, ceiling lights, double glazed window to rear, radiator, power points

## Shower Room

8'7" x 6'3" (2.62m x 1.91m)

Vinyl effect laminate flooring, double glazed window to front, ceiling lights, low flush WC, bidet, walk-in shower, tiled walls, anthracite vertical radiator, hand wash basin and extractor fan

## Garage

17'1" x 7'10" (5.21m x 2.39m)

Up and over door, ceiling lights and power points

## Garden

Block paved patio, lawn, mature borders and wooden shed



## Road Map



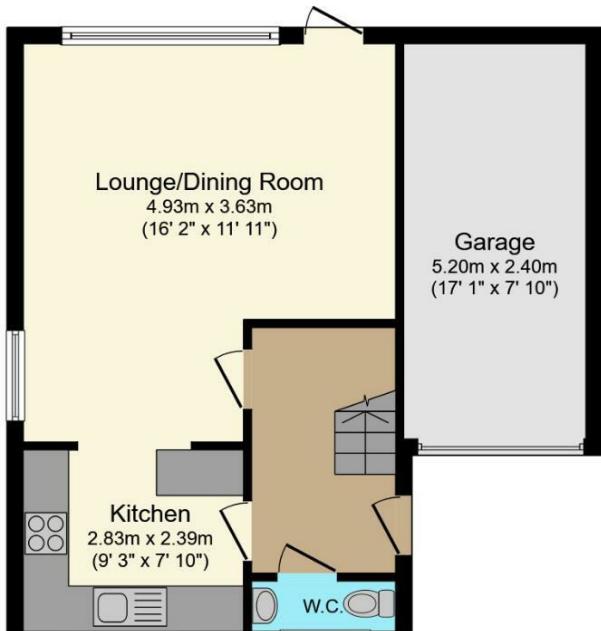
## Hybrid Map



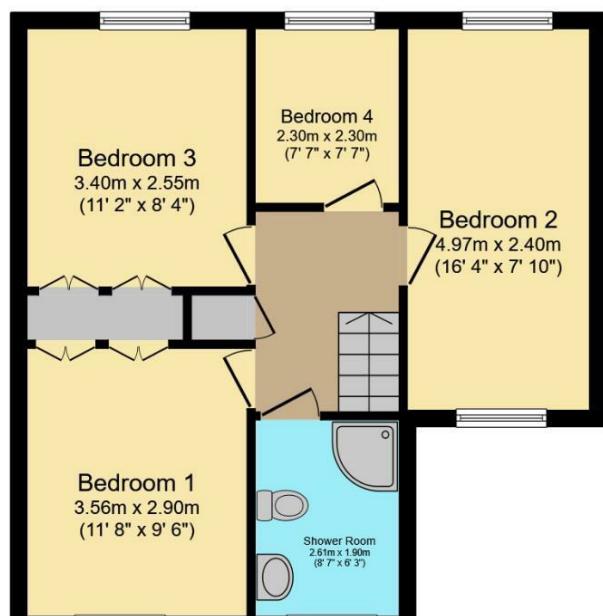
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 50.9 sq.m. (548 sq.ft.)



**First Floor**  
Floor area 50.4 sq.m. (543 sq.ft.)

**Total floor area: 101.3 sq.m. (1,090 sq.ft.)**

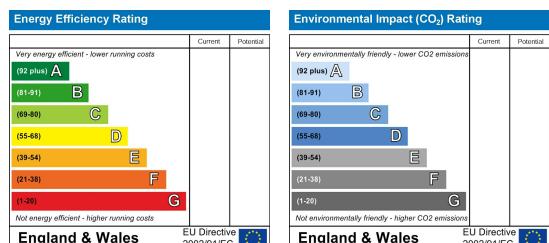
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## 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.