HUNTERS®

HERE TO GET *you* THERE



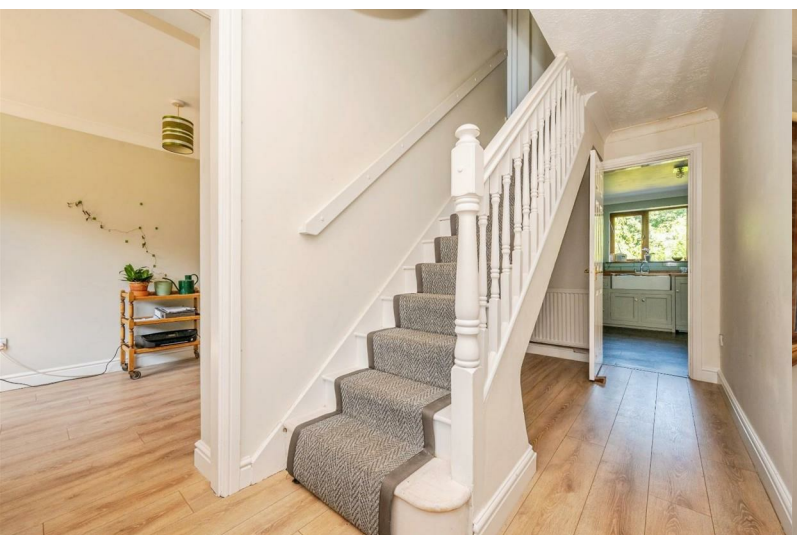
Falcon

Wilnecote, Tamworth, B77 5DN

Asking Price £475,000

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Council Tax: E





44 Falcon

Wilnecote, Tamworth, B77 5DN

Asking Price £475,000





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.

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 boarders.









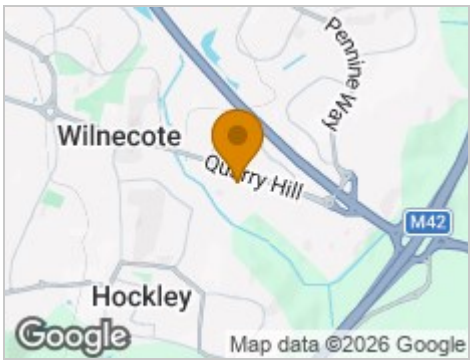
Road Map



Hybrid Map



Terrain Map



Floor Plan



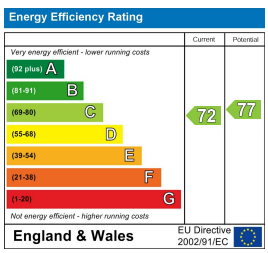


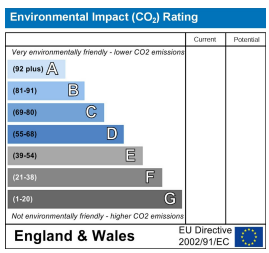
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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.
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6 Victoria Road, Tamworth, B79 7HL
Tel: 01827 66277 Email: tamworth@hunters.com https://www.hunters.com