







Falna Crescent

Tamworth, B79 8JS

(Offers In Excess Of) £299,950

Property Features

- Detached family home
- Three well-proportioned bedrooms
- Spacious living room and dining area
- Separate sitting room
- Dedicated home office
- Fitted kitchen
- Ground floor WC
- Garage and generous driveway
- Landscaped rear garden with patio and lawn
- Excellent family accommodation with versatile living space









Full Description

Occupying an attractive position within a well-established residential setting, this three bedroom detached home offers generous and versatile accommodation that is perfectly suited to family life. Well maintained throughout, the property enjoys a spacious layout with a welcoming sitting room, an impressive living room and dining area, a separate kitchen, and the convenience of a ground floor WC.
The home also benefits from a garage, a dedicated office, and a beautifully proportioned rear garden, providing an excellent balance of indoor and outdoor living. With well-sized bedrooms, ample built-in storage, and flexible reception space, this is a property that offers comfort today whilst presenting plenty of potential for a new owner to make it their own.

THE FORE
The property is approached via a generous block paved driveway, providing ample off-road parking and leading to the garage. Mature planting and established borders create an attractive first impression, while the detached positioning gives the home an appealing sense of privacy and space.
A covered entrance leads into the welcoming hallway, setting the tone for the accommodation beyond. The frontage is both practical and well presented, offering excellent kerb appeal for families and visiting guests alike.

GROUND FLOOR
The entrance hall provides access to the principal ground floor accommodation, including a convenient guest WC. The spacious living room and dining area forms the heart of the home, offering an excellent open-plan space for both everyday family living and entertaining. Large windows and sliding doors allow plenty of natural light to fill the room while providing views over the rear garden.
Complementing the main reception space is a separate

sitting room, offering a quieter retreat that could be used as a snug, reading room or additional family room. The fitted kitchen enjoys a practical layout with ample worktop and storage space, while the office joined onto the sitting room provides an ideal environment for those working from home. A garage completes the ground floor accommodation and offers excellent storage or future conversion potential, subject to any necessary permissions.

LIVING/DINING ROOM
19' x 16' 2" (5.79m x 4.93m)

KITCHEN
8' 3" x 9' 9" (2.51m x 2.97m)

SITTING ROOM/EXTENSION
9' 8" x 16' 2" (2.95m x 4.93m)

OFFICE/EXTENSION
7' 8" x 9' 7" (2.34m x 2.92m)

WC
2' 5" x 6' 2" (0.74m x 1.88m)

FIRST FLOOR
The first floor offers three well-proportioned bedrooms, each providing comfortable accommodation. The principal bedroom is generously sized, while the second bedroom also benefits from fitted wardrobes, creating excellent storage without compromising floor space. Bedroom three offers flexibility as a child's bedroom, guest room or home office.
Serving the first floor is a family bathroom fitted with a shower, wash basin, WC and Bidet. Additional built-in storage on the landing further enhances the practicality of the home, ensuring everyday family living remains organised and convenient.

BEDROOM ONE
9' 7" x 13' 1" (2.92m x 3.99m)

BEDROOM TWO
9' 7" x 12' (2.92m x 3.66m)

BEDROOM THREE
7' 5" x 9' 7" (2.26m x 2.92m)

BATHROOM
6' 2" x 6' 5" (1.88m x 1.96m)









THE REAR

The rear garden has been thoughtfully landscaped to create an enjoyable outdoor space, featuring a generous paved patio that is ideal for outdoor dining and entertaining. Beyond the patio, a well-maintained lawn is bordered by mature shrubs, trees and fencing, creating a pleasant backdrop throughout the seasons.

Offering an excellent degree of privacy and plenty of room for both children and keen gardeners, the garden is a wonderful extension of the living accommodation. Whether relaxing in the sunshine or hosting family gatherings, it provides a versatile outdoor setting to be enjoyed year-round.



GARAGE

8' x 16' 4" (2.44m x 4.98m)

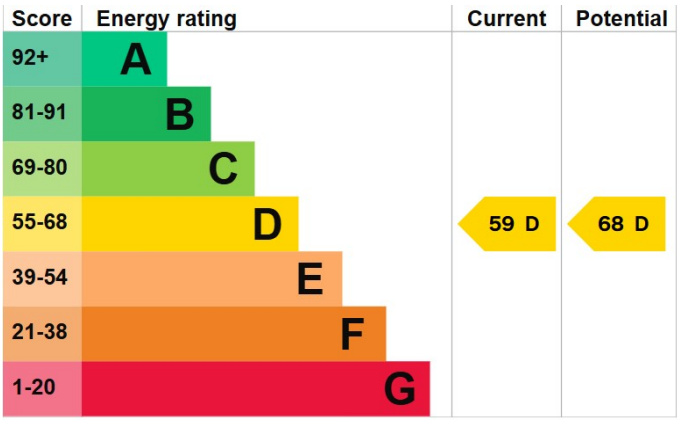


ANTI MONEY LAUNDERING

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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements