



75 Falcon, Wilnecote, Staffordshire, B77 5DW

HOWKINS &
HARRISON

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Wilnecote,
Staffordshire, B77 5DW

Guide Price: £545,000

A substantial and well-presented detached family home, occupying a generous plot at the head of a quiet cul-de-sac and enjoying a particularly private position siding onto woodland.

Extending to 2112 sqft, the property offers spacious and versatile accommodation ideally suited to modern family life. The layout incorporates a welcoming entrance hall, a spacious living room opening through to a dining room, and a further study/family room, alongside a well-proportioned kitchen with utility room, WC and internal access to the garage.

To the first floor are five bedrooms, including a principal bedroom with en-suite, a second en-suite bedroom, and a family bathroom.

Externally, the property benefits from a large multi-car driveway, integral garage and a generous rear garden, enjoying a high degree of privacy with a pleasant wooded side drop.



Location

Wilnecote is a well-established and convenient residential area on the outskirts of Tamworth, offering a wide range of everyday amenities including local shops, supermarkets, schools and leisure facilities. The area is particularly popular with commuters, benefitting from excellent transport links, with easy access to the A5, M42 and M6 Toll, providing straightforward routes to Birmingham, Coventry and Derby. Wilnecote also has its own railway station, offering regular services to Birmingham and beyond, while nearby Tamworth provides further shopping, dining and entertainment options, including Ventura Retail Park and the SnowDome. This makes the area an ideal choice for a range of buyers seeking both convenience and connectivity.

Distances:

Tamworth town centre – 2 miles

A5 – 1 mile

M42 (Junction 10) – 3 miles

Birmingham – 18 miles

Coventry – 20 miles

Derby – 25 miles

East Midlands Airport – 25 miles

Birmingham Airport – 17 miles



Accommodation Details - Ground Floor

Accessed via the front door, the property opens into an entrance hall with stairs rising to the first floor and doors leading off to the main ground floor rooms. To the front is the living room, a well-proportioned space with a feature fireplace and front-facing window. Double doors lead through to the dining room, which sits to the rear and benefits from double opening doors out to the garden. Also off the hallway is the study/family room, a versatile additional reception room ideal for a range of uses. The kitchen is positioned to the rear and offers a good range of units and worktop space, with access through to the utility room. The utility provides further storage, an external door, access to the WC and internal access into the garage.

First Floor

To the first floor, the landing leads to all five bedrooms and the family bathroom. The principal bedroom is positioned to the front and benefits from a walk-in dressing room and a large en-suite bathroom. Bedroom two is a further double room to the rear, fitted with a range of built-in wardrobes and an en-suite shower room. Bedrooms three and four both include built-in wardrobes, while bedroom five offers flexibility for use as a bedroom, nursery or study. The family bathroom is fitted with a bath, wash hand basin and WC.



Outside

Externally, the property sits at the head of a cul-de-sac with a generous driveway providing ample off road parking and access to the integral garage. Gated side access leads to the rear garden, which is mainly laid to lawn with a patio area and enjoys a good degree of privacy, siding onto woodland.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Offered for sale with no upward chain
- Five bedroom detached family home
- Versatile 2112 sqft of accommodation
- Spacious living room with feature fireplace
- Separate dining room and additional study/family room
- Kitchen with adjoining utility room and WC
- Principal bedroom with en-suite
- Second bedroom with en-suite shower room
- Large driveway and integral garage
- Private plot siding onto woodland backdrop



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

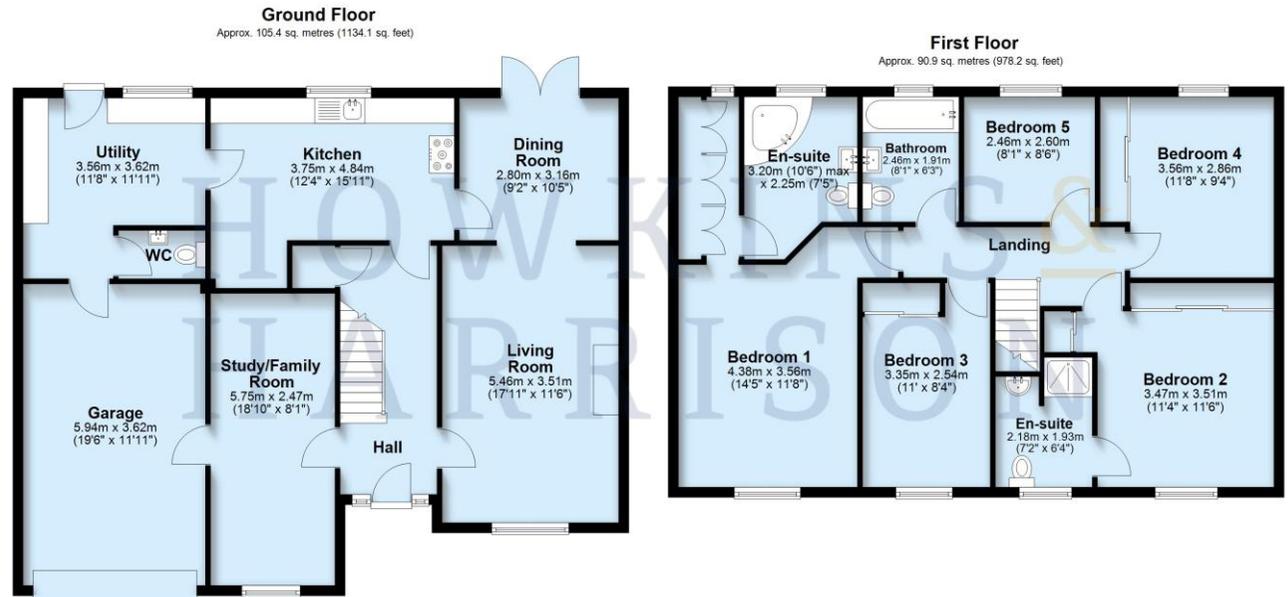
Local Authority

Tamworth Borough Council - Tel:01827 709709

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 196.2 sq. metres (2112.3 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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