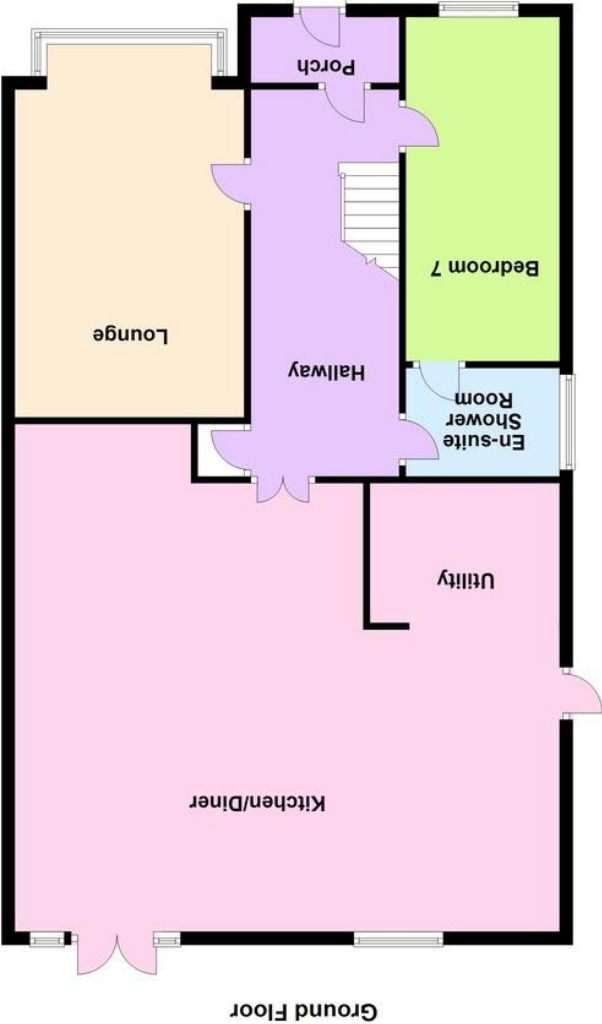
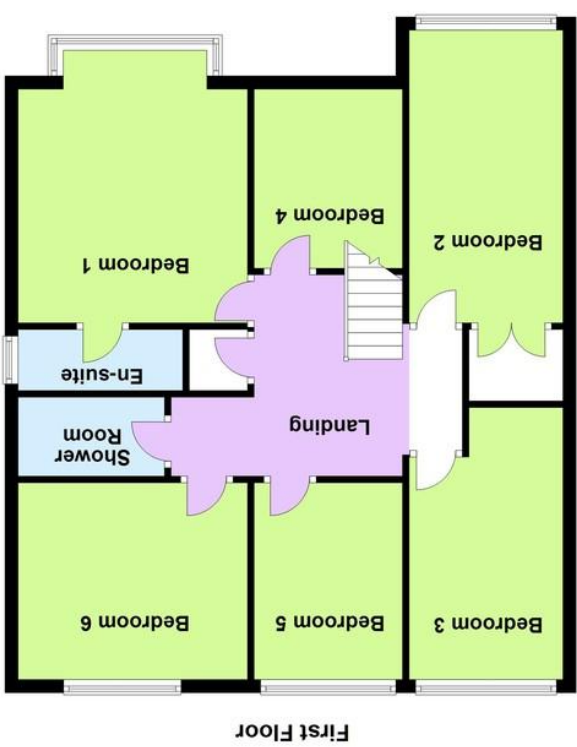


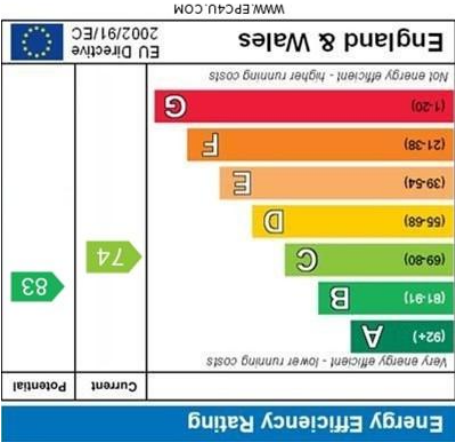
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyancer.



Tamworth | 01827 68444 (option 1)



- SEVEN BEDROOM DETACHED HOUSE
- PORCH
- HALLWAY
- LOUNGE
- DOWNSTAIRS SHOWER ROOM
- OPEN PLAN KITCHEN FAMILY DINING



40 Falcon, Wilnecote, Tamworth, B77 5DN

£565,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

The property is approached via the driveway with front door into porch and further door into hallway.

HALLWAY Tiled flooring and oak staircase, door into:-

BEDROOM SEVEN 7' 4" x 17' 7" (2.24m x 5.36m) Double glazed window to front, laminate flooring, central heating radiator, with access to:

JACK AND JILL EN SUITE Having double walk-in shower with glazed screening, low level wc, wash hand basin, tiled walls and double glazed window to the side.

LOUNGE 11' 8" x 18' 8" (3.56m x 5.69m) With gas feature fireplace, central heating radiator, double glazed window to front and laminate flooring.

OPEN PLAN KITCHEN DINING FAMILY ROOM 22' 11" x 11' 8" (6.99m x 3.56m) 25' x 5" max  
Double glazed double doors leading to the garden, tiled flooring, island with granite work tops, a range of wall and base units, sink with mixer tap, American style fridge/freezer, spotlighting to ceiling, space for range cooker, central heating radiator, open plan to utility.

UTILITY ROOM 7' 9" x 7' (2.36m x 2.13m) With wall and base units, work surfaces, plumbing for washing machine, tiled flooring and central heating boiler.

FIRST FLOOR LANDING Having doors off with airing cupboard and loft access.

BEDROOM ONE 15' 5" x 14' 1" to wardrobes (4.7m x 4.29m) Double glazed windows to front, central heating radiator, fitted wardrobes.

EN SUITE With double walk-in shower, mixer shower over, stainless steel towel rail, tiled walls and flooring, low level wc, wash hand basin and double glazed window to side.

BEDROOM TWO 14' 5" x 7' 7" (4.39m x 2.31m) With laminate flooring and triple wardrobes, double glazed window to front and central heating radiator.

BEDROOM THREE 10' 2" x 7' 2" (3.1m x 2.18m) With laminate flooring, double glazed window to rear.

BEDROOM FOUR 7' 2" x 9' 4" (2.18m x 2.84m) With laminate flooring, double glazed window to the front.

BEDROOM FIVE 7' 11" x 8' 9" (2.41m x 2.67m) With double glazed window to rear and central heating radiator.

BEDROOM SIX 8' 3" x 11' 2" (2.51m x 3.4m) With double glazed window and central heating radiator.

SHOWER ROOM Wash hand basin, tiled walls and flooring, corner shower cubicle with glazed screening, electric shower over and window to side, stainless steel towel rail.

OUTSIDE The rear garden has side gated access, brick built storage shed and paved patio.

Council Tax Band E - Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444