

ROYSTON & LUND



Falcon, Wilnecote, Tamworth

Offers In The Region Of £509,950

- Versatile Detached Family Home on Large Corner Plot
- Kitchen/Diner and Utility Room
- Two Shower Rooms & Bathroom
- Council Tax Band E
- Four Bedrooms
- Driveway & Garage
- Guests WC
- Three Reception Rooms
- Potential For Annex
- EPC Rating D

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
01827 66686

tamworthenquiries@royston-lund.co.uk
www.royston-lund.co.uk

3 Falcon, Tamworth B77 5DN

Royston and Lund are delighted to offer to the market this four bedroom family home in Tamworth. enjoying a large corner plot and being set back from the road with ample off street parking for several vehicles. This home offers versatile and generous living accommodation and is situated with fantastic transport links for the M42 and with good access to Tamworth.

Entering through the porch and into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen/diner and stairs to the first floor. The lounge has a feature fireplace, a bay window to the front and access through to the family room. The kitchen has space for a range of free standing appliances and a separate utility room with space further freestanding appliances. From the dining area there is access into the conservatory, which leads to a play room and a downstairs shower room. The ground floor layout allows the option of creating an annex, with it's own bedroom, living room and a shower room.

To the first floor there are three double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower, WC and wash basin. The main bedroom has built in wardrobes, a bay window and an en-suite shower room.

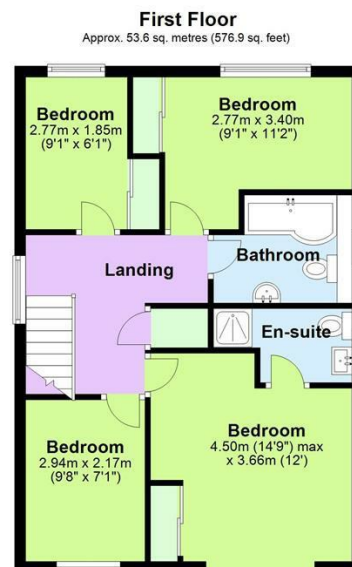
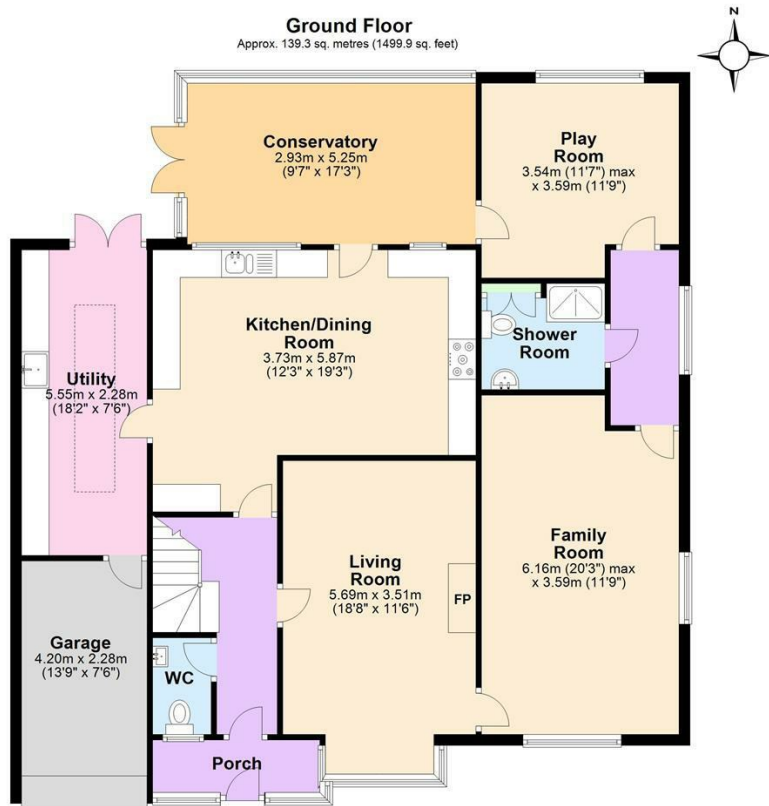
Towards the rear there is an enclosed landscaped garden with a patio, lawn and fenced/walled boundaries.



Council Tax Band: E

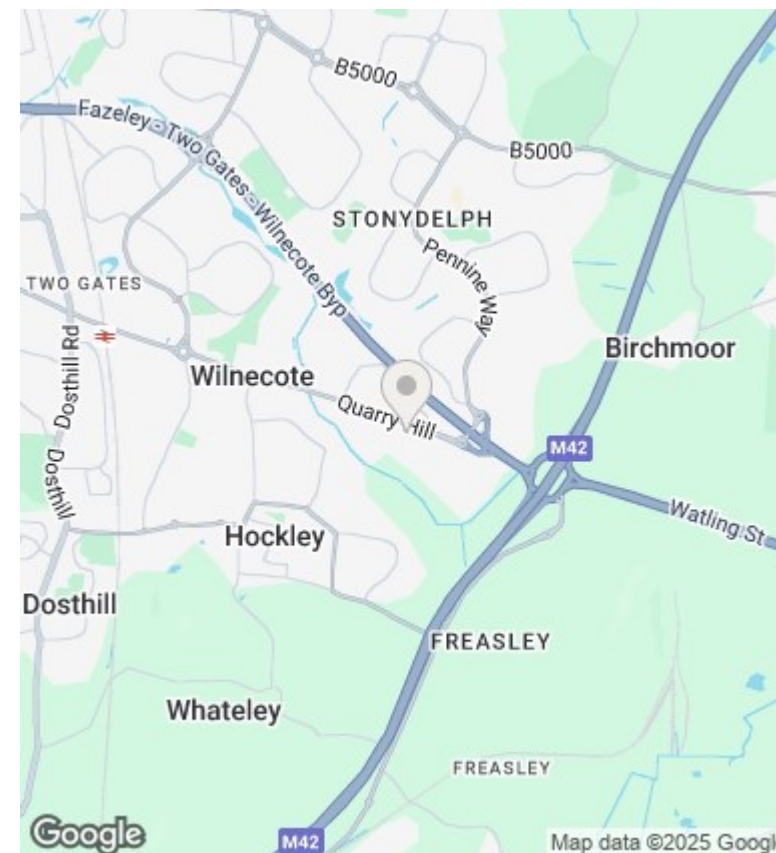






Total area: approx. 192.9 sq. metres (2076.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		