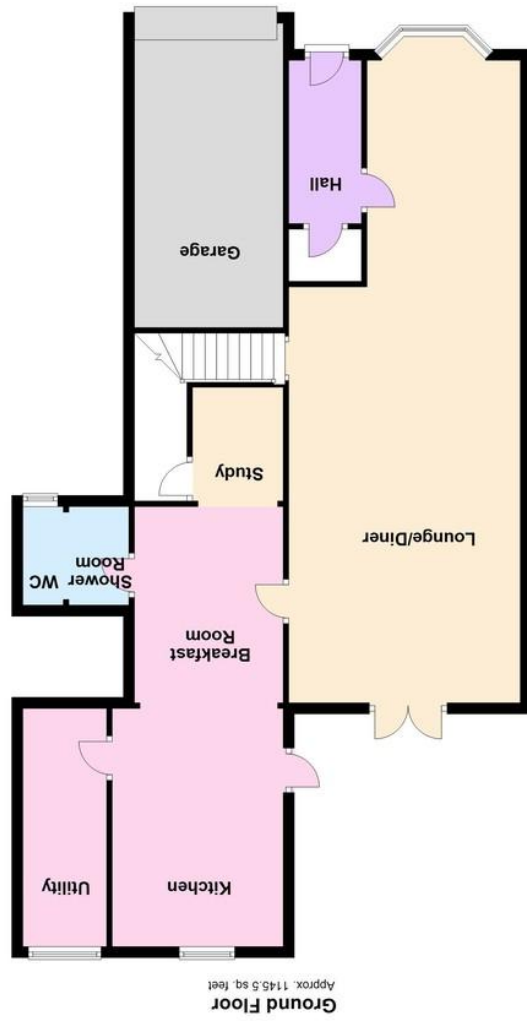
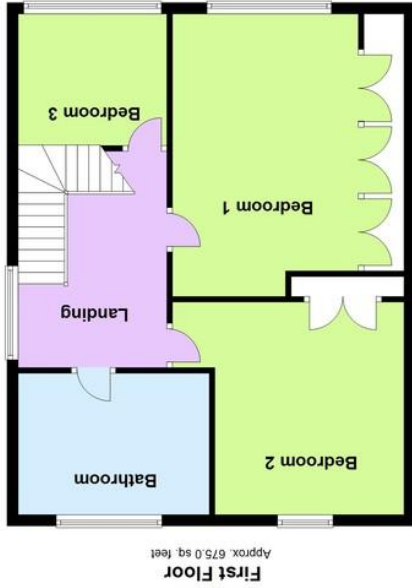
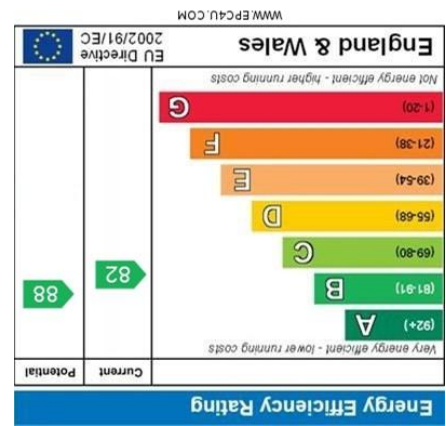


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1820.5 sq. feet



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 Conveyor.



Tamworth | 01827 68444 (option 1)



- PRIME COTON GREEN LOCATION
- LARGE DRIVEWAY
- LOUNGE DINER
- LOG BURNER
- EXTENDED KITCHEN
- BREAKFAST ROOM

Falna Crescent, Tamworth, B79 8JS

Offers In Region Of  
 £350,000



## Property Description

A well presented pleasantly extended three bedroom detached set in a prime location of Coton Green, Tamworth. Set in a quiet cul de sac, close to Wigginton Park.

Approach the property via the block paved driveway with lawned fore-garden and front door into:-

**HALLWAY** Having central heating radiator, cloaks storage cupboard and door into:-

**LOUNGE DINER** 37' x 12' 4" max 8' 11" min (11.28m x 3.76m) Having double glazed bay window to front, central heating radiator, feature fireplace with slate tiling, oak surround and log burner, double glazed double doors leading to the garden, coving to the ceiling.

**STUDY** 4' 4" x 7' 10" (1.32m x 2.39m) With under stairs storage cupboard.

**BREAKFAST ROOM** 7' 2" x 7' 10" (2.18m x 2.39m) Having central heating radiator, door leading to shower room.

**SHOWER ROOM** Having glazed shower cubicle and mixer shower, low level w.c, wash hand basin and double glazed window to front.

**KITCHEN** 14' 1" x 9' 9" (4.29m x 2.97m) With double glazed door leading to side, double glazed window to side and double glazed window to rear, a range of wall and base units and work surfaces, sink with mixer tap, tiled splash backs, feature glass splash back, electric hob, double oven and vinyl flooring.

**UTILITY** 4' 2" x 14' 2" (1.27m x 4.32m) Double glazed window to rear, central heating radiator, sink with mixer tap, tiled walls, plumbing for washing machine and space for tumble dryer.

**FIRST FLOOR LANDING** With double glazed window to side and storage cupboard.

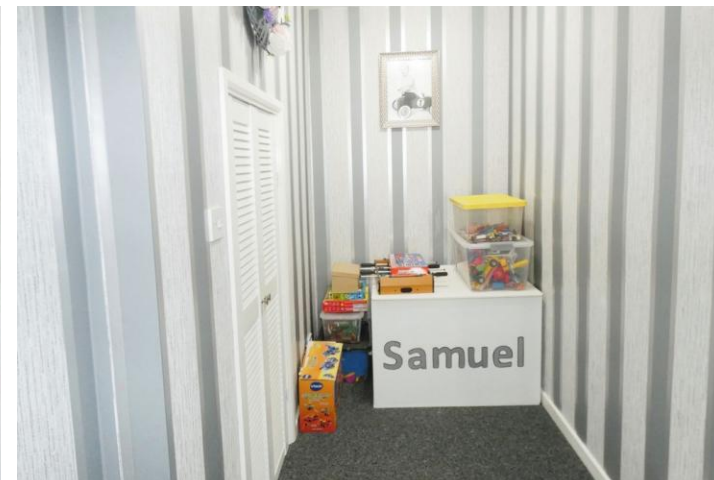
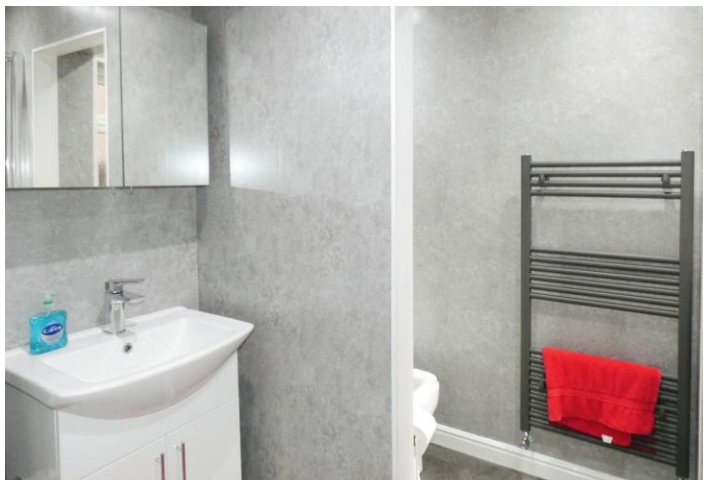
**BEDROOM THREE** 9' 6" x 8' 5" (2.9m x 2.57m) Double glazed window to front, fitted wardrobe and central heating radiator.

**BEDROOM ONE** 8' 9" to wardrobes x 14' 6" (2.67m x 4.42m) Double glazed window to front, central heating radiator, fitted wardrobes.

**BEDROOM TWO** 9' 8" x 11' 4" (2.95m x 3.45m) Double glazed window to rear, central heating radiator, fitted wardrobe.

**BATHROOM** Wash hand basin with spotlighting, low level w.c, double glazed window to rear, stainless steel towel rail, panelled bath.

**REAR GARDEN** Having paved patio and side access, lawned area.



**GARAGE** 8' 6" x 18' (2.59m x 5.49m) With up and over door, central heating boiler, lighting and power, double glazed door leading to side.  
Council Tax Band

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**AGENTS NOTE** There are solar panels at the property and we have been informed via the vendor these are owned outright with no maintenance contract and they produce an income of approximately £1000 per annum.

Council Tax Band D - Tamworth Borough Council

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 5 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast. Highest available download speed 218 Mbps. Highest available upload speed 32 Mbps.

Networks in your area - Openreach

**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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

