



Falna Crescent

Coton Green, Tamworth, Staffordshire, B79 8JS

£339,995

Property Features

- Outstanding Detached Home
- Generous Accommodation
- Superb Family Lounge
- Versatile Study Area
- Modern Fitted Kitchen
- Three Well-Proportioned Bedrooms
- Three Piece Bathroom
- Spacious Rear Garden
- Integral Single Garage
- Ample Off Road Parking

Full Description

Presented with no onward chain, this superb opportunity is suitable for a range of potential buyers. This exceptional detached family home, set within the highly regarded 'Coton Green,' benefits from an exceptional layout and plot, offering a wealth of space throughout the property.

GROUND FLOOR

Stepping inside, a welcoming entrance hall offers immediate storage facilities with a built-in cupboard and beckons into a magnificent family lounge. This expansive room can accommodate an array of freestanding furniture and is enhanced by a radiant dual aspect and feature fireplace hosting a multi-fuel log burning stove.

Approaching the rear of the property, the lounge gives way to a useful inner hallway and study room, with an attractive shower room adjacent hosting a sleek three-piece suite. Further to this, an impressive fitted kitchen boasts a stunning array of matching base units and roll-top working surfaces, with modern appliances integrated seamlessly throughout.

THROUGH LOUNGE

37' 3" x 12' 9" (11.36m x 3.90 (Max)m)

STUDY ROOM

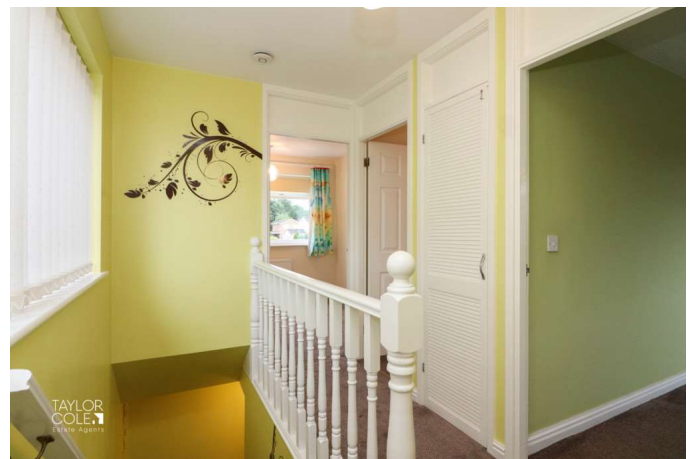
15' 5" x 6' 8" (4.72m x 2.04 (Max)m)

FITTED KITCHEN

14' 1" x 9' 1" (4.30m x 2.78m)

UTILITY ROOM

14' 1" x 4' 2" (4.30m x 1.29m)



SHOWER ROOM

FIRST FLOOR

Ascending to the first floor, three excellent bedrooms await, offering a multitude of accommodation options to suit various lifestyle approaches. The primary bedroom is adorned with bespoke fitted units, providing both aesthetic and functional appeal. Two further bedrooms both offer fitted storage and versatility. Completing the internal composition, a spacious family bathroom is adorned with a modern three-piece suite and thoughtful water-resistant surrounds.

BEDROOM ONE

11' 7" x 10' 8" (3.55m x 3.27m)

BEDROOM TWO

11' 5" x 9' 8" (3.48m x 2.95m)

BEDROOM THREE

9' 5" x 8' 5" (2.89m x 2.58m)

BATHROOM

8' 11" x 5' 6" (2.72m x 1.70m)

THE REAR

Stepping outside, the home provides a generously proportioned and brilliantly private rear garden, with a harmonious composition of well-kept lawns, slab paved patios, and shaped flowerbeds distributed throughout. This excellent space promotes indoor-outdoor living, with various areas suitable for external dining and entertainment.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 and 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