

Falcon

Wilnecote, Tamworth, B77 5DW

£365,000



# Property Features

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- Impressive Detached Family Home
- Two Further Bedrooms
- Superb Plot & Generous Gardens
- Incredible Rear Garden
- Beautiful Lounge & Separate Dining Room
- Generous Off Road Parking
- Stunning Kitchen, Utility Room and Guest WC
- Close to Local Schooling & Commuter Links
- Brilliant Main Bedroom & En Suite
- Freehold

## Full Description

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Nestled discreetly at the bottom of a quiet cul de sac, this beautifully presented and excellently positioned detached family home is located in a highly sought-after residential development. Originally built as a four-bedroom home, the property has been thoughtfully reconfigured to create three spacious and stunning bedrooms, as well as an additional ground-floor reception room, offering flexible living arrangements to suit modern family life.

The home is ideally situated, with a wealth of excellent schools and local shopping amenities just a short stroll away.

Approaching the property, you'll be greeted by a charming hedge-lined frontage, which frames the attractive block-paved driveway, providing ample off-road parking. The property's rear aspect continues to impress, with a meticulously maintained garden featuring manicured lawns and elegant block-paved patios, ideal for outdoor relaxation and entertainment.

### GROUND FLOOR

Step inside, and you are welcomed by a bright and airy reception hall that sets the tone for the contemporary elegance found throughout the home. At the front, you'll find two exceptional reception rooms, including a stunning family lounge with a beautiful bay window that fills the space with natural light. The former garage has been cleverly converted into a versatile games room, which could also serve as a home office or study, offering additional informal living space.



Towards the rear, a formal dining room seamlessly connects to a modern conservatory, creating a bright and open area perfect for family gatherings or entertaining. The adjacent kitchen is equally impressive, with timeless base units, sleek work surfaces, and integrated appliances that enhance the home's functional yet stylish design.

Practicality meets style on the ground floor with the inclusion of a dedicated utility room and a guest cloakroom, ensuring convenience for everyday living.

#### RECEPTION HALL

#### FAMILY LOUNGE

13' 10" x 13' 0" (4.22m x 3.98m)

#### DINING ROOM

9' 7" x 8' 9" (2.94m x 2.69m)

#### GAMES ROOM

16' 2" x 7' 2" (4.94m x 2.20m)

#### CONSERVATORY

9' 11" x 9' 4" (3.03m x 2.85m)

#### FITTED KITCHEN

9' 7" x 9' 5" (2.94m x 2.89m)

#### UTILITY ROOM

6' 2" x 5' 6" (1.88m x 1.68m)

#### GUEST WC

5' 6" x 3' 2" (1.68m x 0.97m)

#### FIRST FLOOR

Upstairs, the property boasts three generously proportioned bedrooms, a reconfiguration from the original four-bedroom layout, allowing for larger and more comfortable rooms. The master suite benefits from built-in storage and a private en suite bathroom.

Completing the first floor is a beautifully appointed family bathroom, featuring a high-quality three-piece suite and elegant tiling.

#### BEDROOM ONE

13' 1" x 9' 8" (3.99m x 2.97m)





### EN SUITE

4' 5" x 4' 4" (1.37m x 1.33m)

### BEDROOM TWO

20' 4" x 7' 10" (6.20m x 2.39m)

### BEDROOM THREE

9' 4" x 9' 2" (2.86m x 2.80m)

### BATHROOM

6' 4" x 6' 0" (1.95m x 1.85m)

### OUTSIDE

#### REAR GARDEN

Outside, the generous rear garden is a distinctive and peaceful retreat, offering a blend of neatly manicured lawns, decorative brickwork, and paved patio areas. This private outdoor space provides the perfect backdrop for both family fun and quiet relaxation, with plenty of scope for further enhancements.

#### ANTI MONEY LAUNDERING

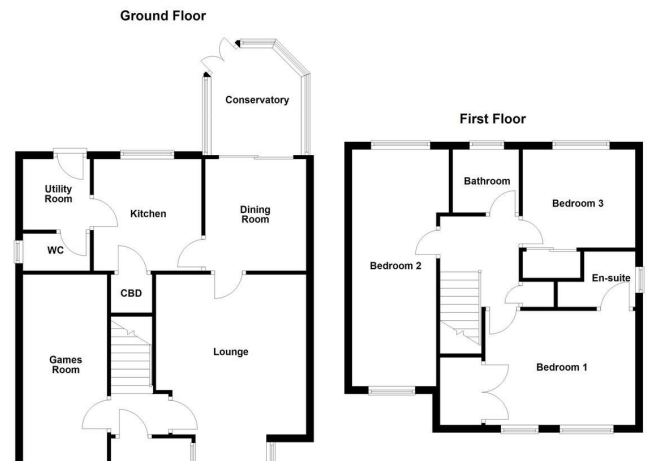
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		81 B
69-80	C		
55-68	D	57 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