



Comberford Road

Tamworth, Staffordshire, B79 8PF

£475,000



# Property Features

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- Extended Traditional Family Home
- Through Entrance Hall
- Lounge, Sitting Room, Reading Room
- Kitchen/Dining Area
- Conservatory
- Guest Cloakroom
- Master Bedroom with En-suite
- Three Further Bedrooms
- Family Bathroom, Separate WC
- Garage, Driveway, Attractive Rear Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this extended traditional family home set on this highly desirable road close to shopping amenities, commuter links and local schooling. The property benefits from two single storey extensions, a loft conversion, UPVC double glazing (where specified) and gas fired central heating, with the property comprising of: through entrance hall, lounge, sitting room, reading room, kitchen/dining area, conservatory, guest cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom, separate WC, garage, attractive rear garden, block paved driveway. Early internal viewing is considered essential to avoid disappointment.

This charming home was built circa 1930's and still maintains a number of original features, along with upgrades throughout to incorporate modern day living requirements. The property itself is positioned behind a walled surround with decorative wrought iron railings, matching double opening gates provide access to the large block paved driveway which in turn provides access to the side entrance gate, up and over garage door and the composite front entrance door, which is positioned within and open recess.

### THROUGH ENTRANCE HALL

Accessed via the traditional style obscure double glazed composite front entrance door and having staircase off to first floor landing, ceiling light point, radiator, glass panelled door into the cloak cupboard, original oak flooring, door into:

### LOUNGE

14' 8" x 12' 10" (4.47m x 3.91m)

In keeping with the property's characteristics, the lounge has a feature UPVC bay window overlooking the front aspect with stained glass windows, a stunning multi fuel burner set within traditional display and a granite hearth, wall sockets, three ceiling light points, TV connection point, radiator.

### KITCHEN/DINING AREA

14' 10" x 18' 11" (4.52m x 5.77m)

The spacious and extended kitchen/dining area offers fantastic social space, and is positioned to the rear of the property, with a UPVC double glazed window overlooking the rear garden and obscure UPVC double glazed window to the side. The kitchen itself offers a matching range of French oak base units and drawers, recess and gas point for free standing 'range' style cooker with tiled splashback and extractor hood over, recess and plumbing for washing machine, recess and plumbing for dishwasher, recess and point for tumble dryer, oak edged working surfaces with inset sink and drainer unit with hot and cold mixer tap over, complementary tiled surrounds, matching range of French oak wall units offering further storage space, recess and floor space for free standing 'American' style fridge/freezer, two double glazed roof lights offering further light source, ceiling downlighters, radiator, wall sockets, telephone point (subject to regulations), obscure UPVC double glazed door opening to the rear patio, door





into the pantry with shelving unit, enclosed light point and quarry tiled flooring, luxury wood grain effect flooring, door into:

#### GUEST CLOAKROOM

6' 3" x 2' 7" (1.91m x 0.79m)

Having ceiling to floor tiled surround, close coupled WC, radiator, obscure UPVC double glazed window to the side, ceiling light point, tiled flooring, internal door into the garage.

#### SITTING ROOM

11' 11" x 12' 10" (3.63m x 3.91m)

The second reception room is open to the reading room, which in turn provides versatile living space, with the room itself offering a feature multi fuel burner set within chimney recess and having exposed brick backdrop and quarry tiled hearth, ceiling light point with ceiling rose, wall sockets, TV connection point, two radiators, open arch into:

#### READING ROOM

9' 9" x 9' 10" (2.97m x 3m)

This extended room has a feature angled ceiling with two double glazed roof lights, ceiling downlighters, wall sockets, ample floor space, UPVC double glazed French doors with fitted blinds opening to:

#### CONSERVATORY

12' 2" x 9' 11" (3.71m x 3.02m)

Being of brick and UPVC construction and having a glass roof with fitted blinds, the conservatory provides a peaceful setting looking out across the pond and rear garden through its UPVC double glazed windows, and having UPVC double glazed French doors opening out to the rear patio, two wall mounted light points, radiator, wall socket, quality wood grain effect flooring.

#### FIRST FLOOR LANDING

Featuring an original leaded stained glass window to the side aspect over the stairs, and having a ceiling light point, radiator, doors off to first floor rooms, and staircase off to:

#### BEDROOM ONE

14' 10" x 14' 7" (4.52m x 4.44m)

Situated within a loft conversion on the second floor, the master bedroom provides superb floor space for free standing bedroom furniture, double glazed 'Velux' window to the front aspect, two UPVC double glazed windows to the rear, fitted wardrobe enclosing hanging rail and shelving unit with triple ceiling to floor mirror fronted sliding doors, wall sockets, radiator, ceiling light point, door into:

#### EN-SUITE

7' 2" x 5' 3" (2.18m x 1.6m)

The recently refitted en-suite has modern ceiling to floor tiled surround along with a matching suite comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage drawers beneath, vanity mirror above, walk-in shower with enclosed shower fitment and glass side screen, ceiling downlighters, obscure UPVC double glazed window to the rear, traditional column radiator with fitted towel rail, tile effect flooring.

#### BEDROOM TWO

15' 0" x 12' 9" (4.57m x 3.89m)

Originally being the master bedroom, bedroom two provides ample floor space with free standing wardrobe space, UPVC double glazed bay window overlooking the front aspect with stained glass feature, ceiling light point, radiator, wall sockets, decorative cast iron fire display with granite hearth.

#### BEDROOM THREE

11' 11" x 12' 10" (3.63m x 3.91m)

Again being a double bedroom and having a decorative cast iron fire display with granite hearth, wall sockets, radiator, ceiling light point, UPVC double glazed window overlooking the rear garden.



#### BEDROOM FOUR

12' 8" x 11' 9" (max) (3.86m x 3.58m)

This well proportioned L-shaped bedroom is currently being utilised as a guest room, but provides perfect opportunity for a home office and has a UPVC double glazed window to the front aspect with feature stained glass, ceiling light point, radiator, wall socket, door into storage.

#### BATHROOM

7' 11" x 7' 3" (2.41m x 2.21m)

The attractive suite comprises of a free standing roll top bath with hot and cold mixer tap over and shower hose attached, pedestal hand wash basin with hot and cold taps over, corner shower unit with shower fitment and glass side screen with glass door, doors into the airing cupboard, obscure UPVC double glazed window to the rear, ceiling light point, radiator with fitted towel rail, quality wood grain effect flooring.

#### FIRST FLOOR WC

With ceiling to floor tiled surround, obscure UPVC double glazed window to the side, WC, quality wood grain effect flooring.

#### OUTSIDE

#### GARAGE

8' 7" x 15' 0" (2.62m x 4.57m)

With an up and over garage door accessed from the block paved driveway, the garage has a tiled flooring, fitted shelving unit, ceiling light point, UPVC door providing internal access.

#### REAR GARDEN

Stepping out onto the block paved patio area, the attractive rear garden provides various outdoor seating and entertainment space, with a tranquil pond situated adjacent to the patio, a continuing path leads to the side entrance gate, feature pergola with decking area beneath, a continuing block paved path leads to the secondary slabbed patio residing to the rear of the garden, with a neat lawn occupying the centre and borders to each side providing a plethora of evergreens and shrubbery, mature trees provide privacy to the rear, timber fencing to all boundaries.

#### ANTI MONEY LAUNDERING

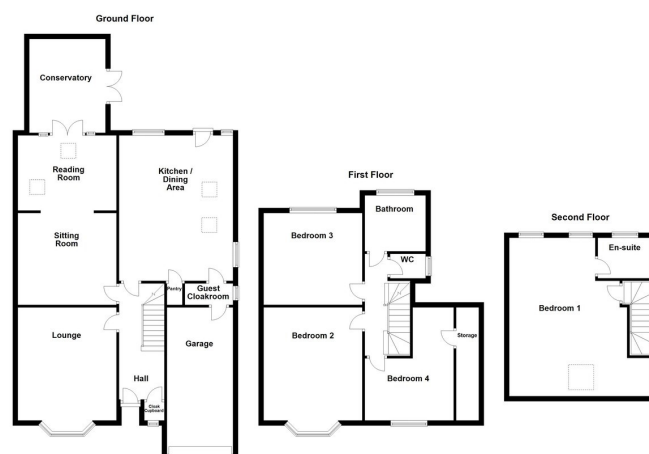
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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