



Comberford Road

Tamworth, Staffordshire, B79 8PF

£469,000

Property Features

- Impressive Family Home
- Through Entrance Hallway
- Lounge & Dining Room
- Fitted Breakfast Kitchen
- Utility / Boot Room & Guest Cloakroom
- Four Bedrooms
- Family Bathroom
- Extensive Rear Garden
- Driveway & Garage
- Freehold

Full Description

Taylor Cole Estate Agents are thrilled to bring to market this exceptional four bedroom detached home located on the popular Comberford road, north of Tamworth.

GROUND FLOOR

Accessed through the recessed storm porch, this property unfolds into a seamless blend of functional spaces. The entrance leads into a hallway connecting the lounge, separate dining room, and an open-plan kitchen/dining room. A door from the kitchen provides easy access to the rear, leading to the utility & boot room, and granting entry to the guest cloakroom.

LOUNGE

12' 11" x 13' 9" (3.94m x 4.19m)

DINING ROOM

12' 8" x 12' 11" (3.86m x 3.94m)

BREAKFAST KITCHEN

19' 3" x 9' 10" (5.87m x 3m)

UTILITY ROOM

15' 8" x 4' 8" (4.78m x 1.42m)

GUEST CLOAKROOM

5' 5" x 4' 7" (1.65m x 1.4m)



FIRST FLOOR

Ascending to the first floor, a landing area introduces four bedrooms, each possessing unique characteristics. Bedrooms one and two boast ample floor space suitable for double beds and freestanding wardrobes. The third bedroom, also a double, features a deep built-in storage cupboard, while the fourth bedroom has been utilized as a dressing room, equipped with two double built-in wardrobes. The first floor is completed by a family bathroom adorned with modern fixtures, including both a bath and a shower.

BEDROOM ONE

14' 4" x 12' 11" (4.37m x 3.94m)

BEDROOM TWO

12' 3" x 12' 10" (3.73m x 3.91m)

BEDROOM THREE

11' 11" x 7' 11" (3.63m x 2.41m)

BEDROOM FOUR

7' 1" x 6' 8" (2.16m x 2.03m)

BATHROOM

11' 6" x 7' 0" (3.51m x 2.13m)

EXTERNALLY

Externally, the property offers a spacious driveway capable of accommodating multiple vehicles which is positioned in front of the integral garage.

The rear of the property unveils a generously sized, private, and enclosed garden. A large patio area provides an ideal setting for outdoor furniture and entertainment, leading to a lawned area and a further slabbed section at the top of the garden.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

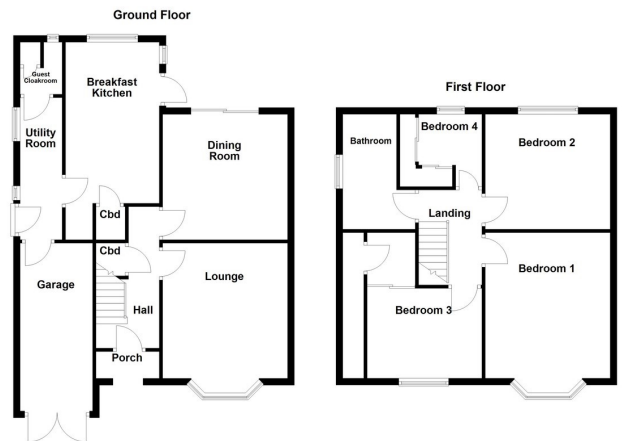
ANTI MONEY LAUNDERING

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.



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 | | |
| 39-54 | E | 46 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 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