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Comberford Road

Tamworth, Staffordshire, B79 8PE

Offers Over £525,000

# Property Features

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- Exceptional Family Residence
- Entrance Hall
- Lounge
- Dining Room
- Family Kitchen/Dining Area
- Study
- Four Bedrooms
- Family Bathroom, Shower Room
- Garage, Driveway
- Rear Garden with Workshop

## Full Description

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Nestled on the prestigious Comberford Road, this exceptional family residence exudes elegance and charm. Boasting extensive living space, this superbly extended home offers an unparalleled blend of luxury and functionality, all within close proximity to essential amenities, esteemed local schools, and convenient commuting links.

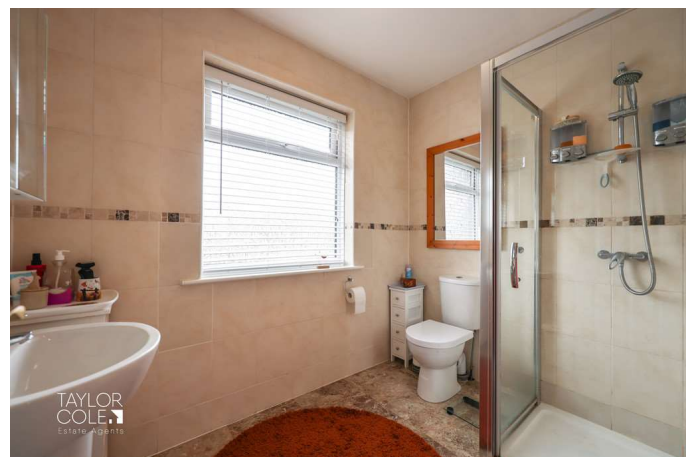
Situated in the heart of Comberford Road, this exceptional family home enjoys a privileged location, with easy access to an array of shopping amenities, reputable schools, and efficient commuting links. With its blend of style, space, and convenience, this property represents the epitome of modern family living.

### THE FORE

Upon arrival, you are greeted by an imposing tarmac and block-paved driveway, complementing the property's attractive façade. Framed by a raised sleeper flower bed, the driveway provides access to the up-and-over garage door, a convenient side entrance gate, and the striking composite front entrance door.

### GROUND FLOOR

Stepping through the entrance hall, you are immediately captivated by the sense of space and sophistication. The hall leads to an inner lobby, boasting automatic lighting and granting access to the guest cloakroom and garage. From here, an array of ground floor reception rooms unfold, including an exceptional open plan breakfast kitchen/family area. This expansive space, nestled within a generous rear extension, offers a breathtaking outlook across the rear garden. The kitchen itself is a culinary haven, featuring a stunning array of quality wall and base units, a matching 'butler's style' cupboard, and an impressive range of integral appliances, all finished with luxurious granite working



surfaces. Completing the ground floor are a dining room, seamlessly integrated with the kitchen area, a versatile study, and an inviting living room, providing ample space for both relaxation and entertainment.

#### LIVING ROOM

14' 4" x 11' 7" (4.37m x 3.53m)

#### OPEN BREAKFAST KITCHEN / FAMILY AREA

26' 5" x 18' 3" (8.05m x 5.56m)

#### DINING ROOM

11' 7" x 12' 9" (3.53m x 3.89m)

#### STUDY

10' 1" x 8' 5" (3.07m x 2.57m)

#### GUEST CLOAKROOM

5' 2" x 2' 5" (1.57m x 0.74m)

#### GARAGE

13' 07" x 8' 09" (4.14m x 2.67m)

#### FIRST FLOOR

Ascending the stairs, you are greeted by a split-level landing leading to generously proportioned bedrooms. The master bedroom has been thoughtfully reconfigured to create a tranquil sanctuary, featuring its own entrance area and a beautifully appointed en-suite shower room. Bedrooms two and three offer comfortable double accommodation, with space for additional furnishings. Bedroom four, currently utilized as a crafts room, presents a myriad of possibilities, whether as a nursery, secondary study, or single bedroom space. The family bathroom epitomizes luxury with its fitted four-piece suite and ceiling-to-floor tiling surround.

#### BEDROOM ONE

10' 5" x 15' 0" (3.18m x 4.57m)

#### BEDROOM ONE EN-SUITE

5' 7" x 7' 7" (1.7m x 2.31m)

#### BEDROOM TWO

13' 0" x 11' 8" (3.96m x 3.56m)

#### BEDROOM THREE

8' 4" x 10' 7" (2.54m x 3.23m)



## BEDROOM FOUR

7' 5" x 8' 6" (2.26m x 2.59m)

## FAMILY BATHROOM

7' 5" x 8' 8" (2.26m x 2.64m)

## EXTERNAL

The rear garden is a hidden gem, offering a tranquil retreat for outdoor enjoyment. A slab-paved patio provides the perfect setting for al fresco dining, overlooking the meticulously maintained central lawn and surrounding borders. A pathway leads to a secondary area, featuring additional patio space, two practical storage sheds, and a remarkable workshop equipped with electricity, double opening doors, and a steel lift system.



## WORKSHOP

## ANTI MONEY LAUNDERING

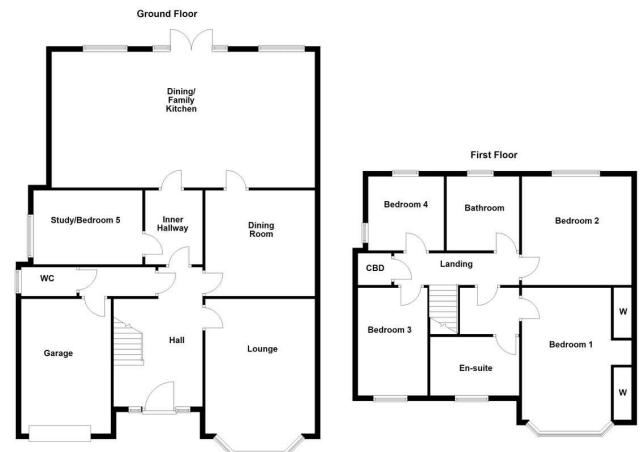
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

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

## VIEWINGS

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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 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