



Comberford Road, Tamworth

Asking Price £285,000

- Extended Traditional Semi-Detached
- Two Reception Rooms
- Versatile Living Accommodation
- Driveway & Garage
- EPC Rating TBC - Freehold
- Three Bedrooms
- Potential To Add Value After Modernisation
- Front & Rear Gardens
- No Upward Chain
- Council Tax Band D

164 Comberford Road, Tamworth B79 8PG

Calders Residential are delighted to offer to the market this extended three bedroom semi-detached home in Tamworth. The property is sold with no upward chain and is ideally suited to a buyer who is looking to add value to a home after refurbishment and modernisation.

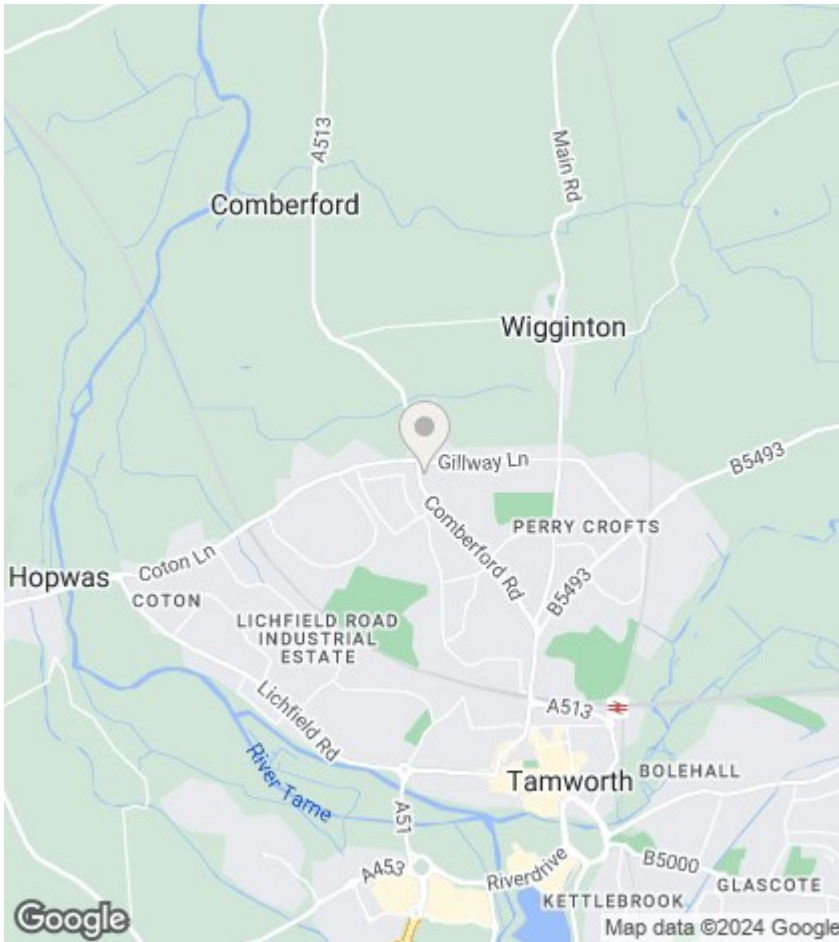
Entering through the porch and into the hallway that benefits from built in storage, there is access to both reception rooms, the kitchen and stairs to the first floor. The lounge has a bay window and the dining room at the rear has a further seating area as part of the extension that has a sliding door into the rear garden. From the kitchen there is access to a storage room, the garage and a downstairs shower room.

To the first floor there are two double bedrooms, a small single bedroom and a three piece bathroom consisting of a bath with shower, WC and wash basin. To the front of the property there is a garden and a driveway with a single integral garage. To the rear there is an enclosed garden with a range of mature shrubs, trees and fenced boundaries.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

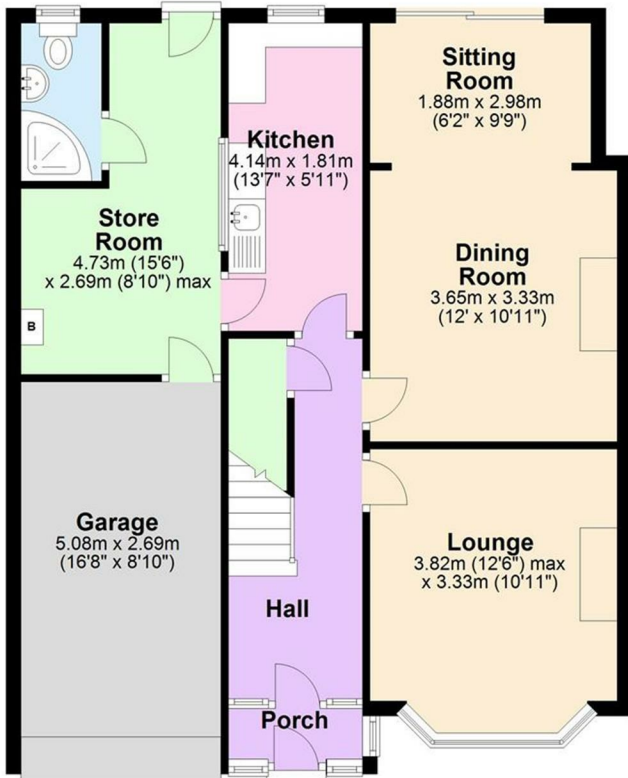
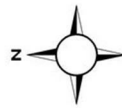
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

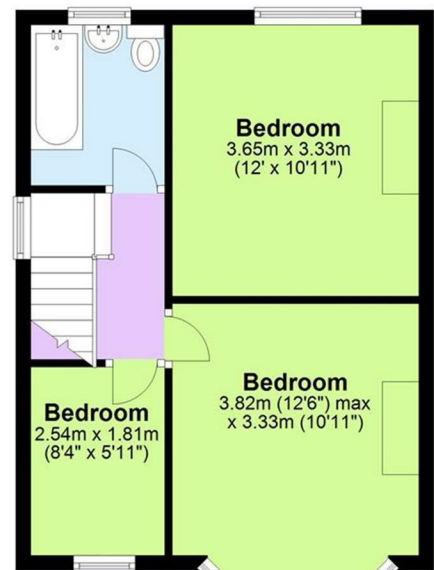
Ground Floor

Approx. 76.5 sq. metres (823.4 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 114.3 sq. metres (1229.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and