



## Comberford Road, Tamworth

Asking Price £449,950

- Bay Fronted Detached Home
- Two Reception Rooms
- Ample Off Street Parking + Garage
- Close To Train Station
- EPC Rating E
- Completely Refurbished Throughout
- Kitchen & Utility Room + Downstairs WC
- Landscaped Rear Garden
- Freehold
- Council Tax Band E

# 74 Comberford Road, Tamworth B79 8PF

Calders Residential are delighted to bring to the market this immaculately presented four bedroom bay fronted detached family home in Tamworth. This home sits just 1 mile from the centre of Tamworth and the train station. The property has ample off street parking, a single garage and has been completely renovated throughout.

Entering into the hallway there is access to both reception rooms, the kitchen and stairs to the first floor. The kitchen benefits from an integrated oven with extractor fan, dishwasher and a wine fridge with space for further freestanding appliances, a separate utility room and a downstairs WC.

To the first floor there are four bedrooms and a four piece family bathroom consisting of a freestanding bath, shower, WC and wash basin. Bedroom four is currently used as a dressing room with built in mirrored wardrobes that wrap around the room.

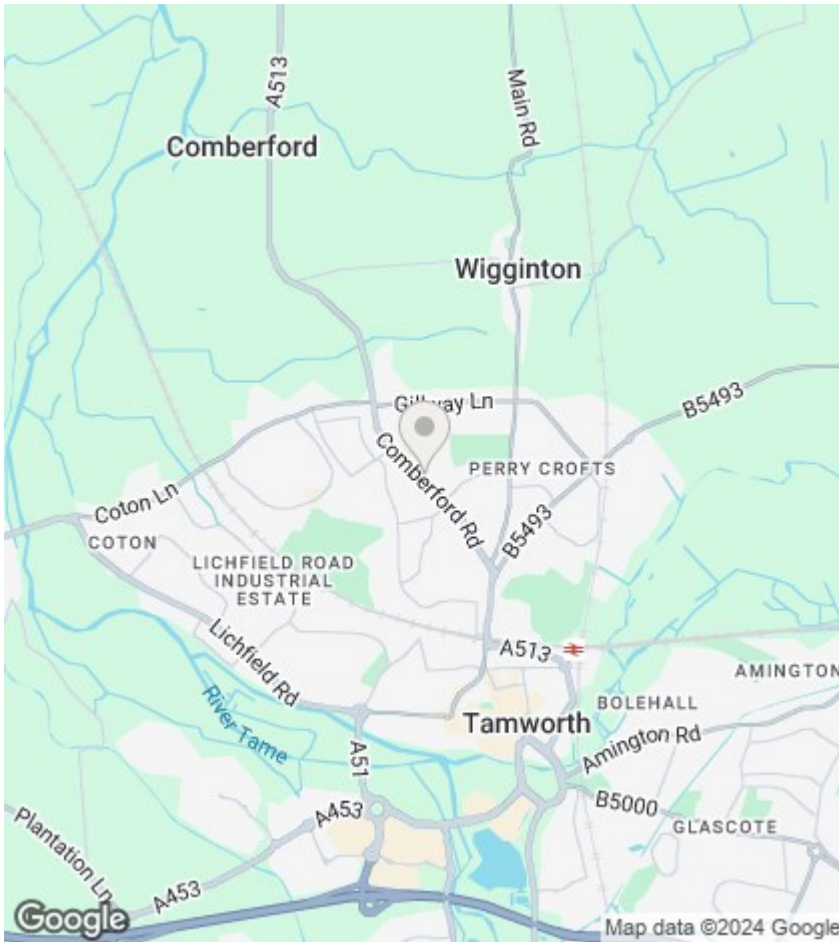
To the front there is ample off street parking and to the rear there is a landscaped garden with a patio area, lawn, mature shrubs, trees and fenced boundaries.



Council Tax Band: E







## Directions

## Viewings

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

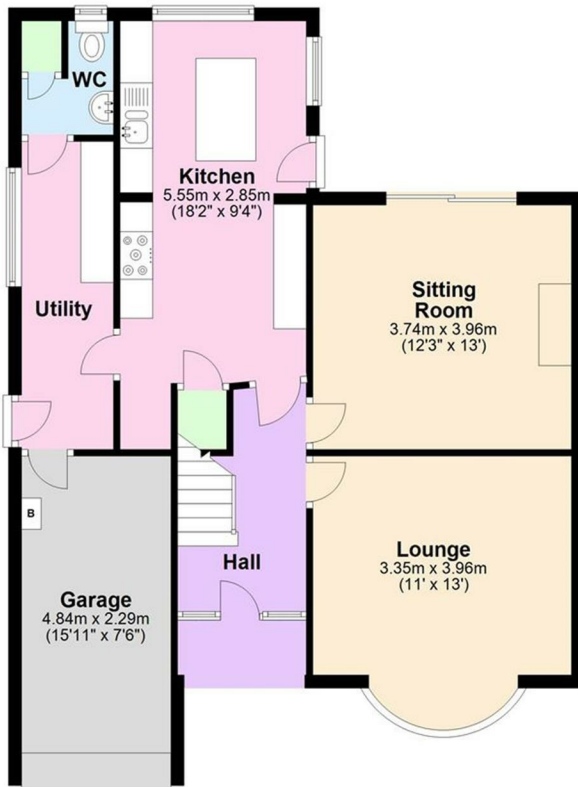
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 74.7 sq. metres (803.6 sq. feet)



### First Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 133.0 sq. metres (1431.8 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