



**The Fairfields Wigginton Lane,Comberford Tamworth B79 9DS**

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**welcome to**

## **The Fairfields Wigginton Lane, Comberford Tamworth**

**\*\*COUNTRYSIDE LOCATION WITH VIEWS OVERLOOKING FIELDS\*\*FOUR GOOD SIZE BEDROOMS\*\*MASTER EN SUITE\*\*GAMES ROOM WITH BAR\*\*LOUNGE AND SEPARATE DINING ROOM\*\*CONSERVATORY\*\*STUDY\*\*GREAT SIZE PRIVATE REAR GARDEN\*\***

### **Agent Note**

Council Tax Band E.

### **Entrance Hall**

Double glazed window to front, stairs to first floor, double doors to lounge and wood floor.

### **Wc**

Double glazed window to side, low level wc, wall sink, tiled walls, radiator and spotlights.

### **Study**

10' x 9' ( 3.05m x 2.74m )

Double glazed window to side and rear, wood effect floor, coving radiator and ceiling lightpoint.

### **Lounge**

17' 4" x 11' 4" ( 5.28m x 3.45m )

Double glazed window to front and side, double glazed double doors to rear, coving and radiator.

### **Dining Room**

12' x 11' 4" ( 3.66m x 3.45m )

Access to conservatory, feature fireplace, coving, wood effect floor, radiator and ceiling lightpoint.

### **Kitchen**

16' 1" x 11' 4" ( 4.90m x 3.45m )

Double glazed window to front, wall, draw and base units, work top surfaces, integrated appliances, breakfast bar, radiator and spotlights and space for kitchen table.

### **Utility Area**

15' 2" max x 7' 8" ( 4.62m max x 2.34m )

Double glazed window to front and rear, double glazed doors to garden, cupboard draw units, granite work surfaces and two radiators.

### **Conservatory**

10' 8" x 11' 2" ( 3.25m x 3.40m )

Double glazed window to side and rear, double doors to garden and radiator.

### **Multi Use Room**

17' 8" x 17' 9" ( 5.38m x 5.41m )

Two double glazed bow windows to front, double glazed window to side, brick built bar, wood effect floor, electric wall heater, radiator and spotlights.

### **Landing**

Double glazed window to front, radiator and four wall lightpoints.

### **Bedroom One**

12' 8" max x 11' 4" ( 3.86m max x 3.45m )

Double glazed window to rear, coving, radiator and door to en suite.

### **En Suite**

Obscure double glazed window to front, shower cubicle, vanity sink, low level wc, loft access, tiled walls and floor, heated towel rail and spotlights.

### **Bedroom Two**

12' 7" x 11' 4" ( 3.84m x 3.45m )

Double glazed window to front, door to storage, coving, radiator and ceiling lightpoint.

### **Bedroom Three**

9' 2" x 9' 9" ( 2.79m x 2.97m )

Double glazed window to rear, coving, radiator and ceiling lightpoint.

### **Bedroom Four**

12' 7" x 9' 9" ( 3.84m x 2.97m )

Double glazed window to rear, fitted dressing and wardrobes, radiator and ceiling lightpoint.

### **Bathroom**

Double glazed window to side, feature bath, vanity sink, low level wc, heated towel rail and one and half tiled.

### **Rear Garden**

Mainly lawned to rear garden, mature shrubs and tree and two decked areas.  
summer house enclosed fence and hedges and gated access to side.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **The Fairfields Wigginton Lane, Comberford Tamworth**

- FOUR DOUBLE BEDROOM DETACHED PROPERTY
- SUPERBLY PRESENTED THROUGHOUT
- SITUATED BEHIND PRIVATE GATES
- SURROUNDED BY COUNTRYSIDE VIEWS
- PRIVATE AND ENCLOSED

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

offers over

**£675,000**



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