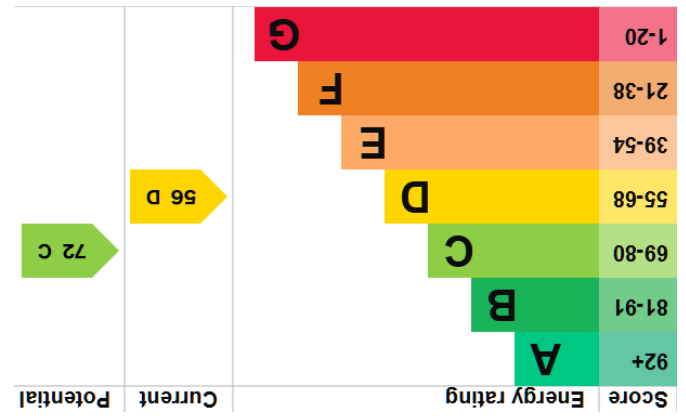


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 Total area: approx. 1688.6 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- FOUR BEDROOM DETACHED
- EXTENSIVE CORNER PLOT
- LARGE DRIVEWAY
- OPEN ASPECT TO FRONT
- GUEST WC
- UTILITY

Comberford Road, Tamworth, B79 9AA

£380,000



## Property Description

A four bedroom detached located in a popular location of Tamworth with open aspect views to the fore, extensive corner plot with large driveway.

Approached the property via the driveway leading to:-

ENCLOSED PORCH Further door into:-

HALLWAY Having laminate flooring and central heating radiator, stairs to first floor, cloaks cupboard area, access to the garage.

BREAKFAST KITCHEN 8' 8" x 9' 1" (2.64m x 2.77m) With double glazed window to rear, wall and base units with work surfaces, hob, oven and extractor, tiled splash backs, sink with mixer tap, breakfast bar area, fridge space, under stairs storage, tiled flooring and central heating radiator.

DINING ROOM 11' x 10' 4" (3.35m x 3.15m) With double glazed sliding doors to the garden, laminate flooring, central heating radiator, double doors leading to the lounge.

LOUNGE 16' 7" x 11' 0" (5.05m x 3.35m) With double glazed bow window to front, gas feature fireplace, central heating radiator.

UTILITY Having double glazed door leading to the garden, washing machine plumbing and tumble dryer space, access to guest w.c.

GUEST WC Having window to rear, low level w.c. and wash hand basin.

FIRST FLOOR LANDING Double glazed window to side.

BATHROOM Having corner bath, separate shower cubicle which is tiled and having electric shower, storage cupboard, double glazed window to rear, central heating radiator, low level w.c.

BEDROOM TWO 11' 2" x 9' 10" (3.4m x 3m) With double glazed window to rear and central heating radiator.

BEDROOM ONE 13' 1" x 13' 8" (3.99m x 4.17m) With wardrobes, double glazed window to front and central heating radiator.

BEDROOM THREE 8' 8" x 11' (2.64m x 3.35m) Double glazed window to front, central heating radiator.

BEDROOM FOUR 8' 5" x 7' 2" (2.57m x 2.18m) Central heating radiator, laminate flooring, double glazed window to side.

REAR To the rear of the property is a large garden with gated access to the side and double glazed access from the front, shrub and plant borders, patio area.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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