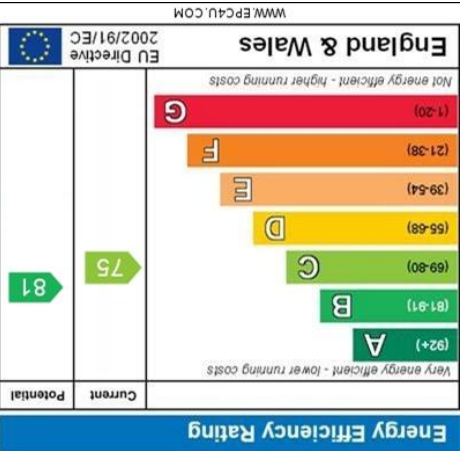


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)

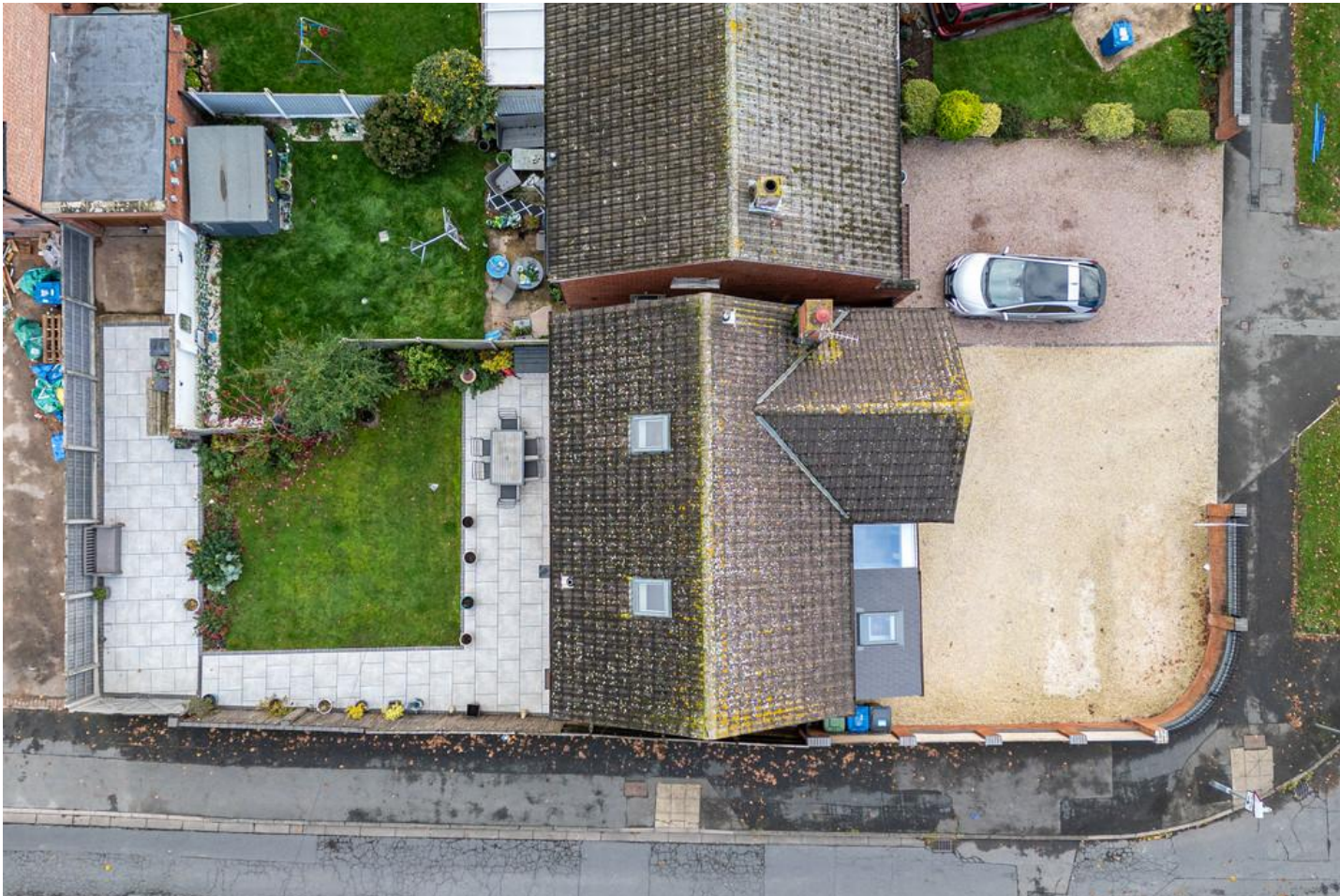


- WELL PRESENTED
- FOUR BEDROOMS
- LOG BURNING OPEN FIRE
- KITCHEN/DINER
- GUEST WC
- FAMILY BATHROOM



Comberford Road, Tamworth, B79 8PF

£430,000



Property Description

A beautifully presented four bedroom detached family home set in the prime location of the north side of Tamworth, being close to excellent school catchments and transport links. This property is not to be missed!

With large driveway to front and garage to rear with a second driveway.

Approach the property via the driveway and front door into:-

SPACIOUS HALLWAY With double doors into:-

SPACIOUS LOUNGE 13' 10" x 17' (4.22m x 5.18m) With log burning open fireplace, central heating radiator, luxury vinyl flooring and double glazed window to front.

KITCHEN DINER 8' 8" x 27' 8" (2.64m x 8.43m) Having double glazed windows to front, Velux window to ceiling, spotlighting, quartz work surfaces, wall and base units incorporating oven, dishwasher, sink with mixer taps, fridge/freezer, breakfast bar area and French doors to the rear.

GUEST WC Having low level wc, wash hand basin.

SEPARATE DINING ROOM 10' 11" x 11' (3.33m x 3.35m) Having double glazed window to rear, central heating radiator, luxury vinyl flooring.

FIRST FLOOR LANDING Doors off to:-

FAMILY BATHROOM 10' 10" x 5' 8" (3.3m x 1.73m) Having heated towel rail, panelled bath, shower over bath, tiled walls and flooring, double glazed window to rear, wash hand basin and low level wc.

BEDROOM FOUR 9' 9" x 9' 10" (2.97m x 3m) Double glazed window to front, central heating radiator, having a utility cupboard off with plumbing for washing machine and space for tumble dryer and double glazed windows to the side.

BEDROOM ONE 13' 8" x 11' 9" (4.17m x 3.58m) Having double glazed window to front and side and a walk-in wardrobe.

EN SUITE With corner shower cubicle with glazed screening, tiled walls and flooring, wash hand basin vanity, low level wc and double glazed window to side, spotlighting.

BEDROOM TWO 10' 11" x 10' 11" (3.33m x 3.33m) Double glazed window to rear and central heating radiator.

SECOND FLOOR

BEDROOM THREE 27' 10" x 10' 8" (8.48m x 3.25m) Double glazed windows to side, Velux window, spotlighting and storage in the eaves.

REAR GARDEN Fully landscaped with paved patio and lawned area, second driveway to rear with double gated access.

GARAGE 15' 5" x 8' 8" (4.7m x 2.64m) With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Tamworth
Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE - Good outdoor, variable in-home
O2 and Vodafone - Good outdoor



Three - Good outdoor and in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Virgin Media, Openreach, Lightspeed Broadband

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441