



Comberford Road
Tamworth, B79 8PB

Offers In Region Of £780,000

Property Features

- Substantially improved four-bedroom detached home on prestigious Comberford Road
- Secure gated frontage with large driveway and excellent kerb appeal
- Spacious 'L-shaped' lounge, separate dining/family room, and stylish breakfast kitchen
- Four generously sized bedrooms, two with modern en-suites
- Luxury family bathroom with sunken bath and four-piece suite
- Expansive rear garden featuring a raised seating area, hot tub, and outdoor kitchen
- Detached annexe with shower room, WC, and two floors of flexible living space
- Dedicated home office with loft storage above, ideal for remote working
- Large workshop and garage store offering superb additional storage
- Perfect blend of indoor space and outdoor lifestyle, ideal for families or multi-generational living

Full Description

This substantially improved four-bedroom detached residence, located on the desirable Comberford Road in Tamworth, is set behind electric gates and offers an impressive plot. The property features spacious internal accommodation, a large garden with a number of impressive additions, and a separate detached annexe that could serve as additional accommodation or an ideal external working space.

THE FORE

The home is set back from the road behind electric gates, providing both security and privacy. It boasts a superb frontage with ample driveway space for multiple vehicles. There is also side access leading to a garage and an additional storage room.

GROUND FLOOR

Upon entry, you are welcomed by a reception hall with stairs off to the first floor landing. The ground floor comprises a generous 'L-shaped' lounge positioned to the rear, a versatile dining/family room is located to the fore of the property, and an attractive breakfast / kitchen with a matching range of wall and base units, continuing breakfast bar, cupboard display and a step down into a pantry / utility.

LIVING ROOM

17' 95" x 14' 84" (7.59m x 6.4m)

DINING ROOM

11' 94" x 16' 17" (5.74m x 5.31m)

BREAKFAST KITCHEN

11' 14" x 16' 13" (3.71m x 5.21m)

FIRST FLOOR



Upstairs are four bedrooms, two of which benefit from modern en-suite facilities. The remaining bedrooms are serviced by a recently spacious family bathroom, offering a matching four piece which includes a sunken bath.

BEDROOM ONE

11' 65" x 11' 98" (5m x 5.84m)

BEDROOM ONE EN-SUITE

8' 42" x 3' 76" (3.51m x 2.84m)

BEDROOM TWO

11' 98" x 11' 93" (5.84m x 5.72m)

BEDROOM TWO EN-SUITE

6' 80" x 2' 33" (3.86m x 1.45m)

BEDROOM THREE

11' 04" x 10' 13" (3.45m x 3.38m)

BEDROOM FOUR

10' 13" x 6' 32" (3.38m x 2.64m)

FAMILY BATHROOM

11' 26" x 6' 55" (4.01m x 3.23m)

THE REAR

The most impressive rear garden offers a massive external space which begins with the outdoor living area with a raised seating area and adjacent block paved patio with point for an outside television. The fitted outdoor kitchen offers excellent external food preparation space, along with having the benefits of a hot tub which completes the living area. To the rear of the garage door is the external home office which intern has a loft room above ideal for storage. Also offering fantastic storage solution is the brick built workshop which has a roller shutter garage door along with two further doors and is an excellent solution for garden storage space. The lawn continues from a fire pit all the way to the annex which is located at the rear of the garden and has its own block page patio area along with two floors, offering fantastic floor space, finish shower, room, and guestroom.

GARAGE STORE

10' 84" x 10' 08" (5.18m x 3.25m)

HOME OFFICE

10' 12" x 9' 43" (3.35m x 3.84m)



LOFT STORE ABOVE HOME OFFICE
15' 71" x 9' 96" (6.38m x 5.18m)

WORKSHOP / GARDEN STORE
38' 36" x 9' 34" (12.5m x 3.61m)

ANNEX - GROUND FLOOR OPEN AREA
17' 51" x 29' 40" max (6.48m x 9.86m max)

ANNEX - GROUND FLOOR SHOWER ROOM
6' 69" x 6' 03" (3.58m x 1.91m)

ANNEX - GROUND FLOOR W/C
3' 11" x 3' 19" (1.19m x 1.4m)

ANNEX - FIRST FLOOR OPEN AREA
26' 48" x 7' 72" (9.14m x 3.96m)

ANTI MONEY LAUNDERING
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEIWNG
By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements