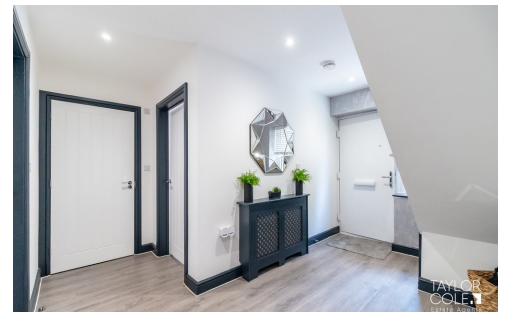




Comberford Road
, Tamworth, , B79 8PD

£510,000

Property Features

- Gated detached family home offering privacy and security in a sought-after location
- Spacious open-plan kitchen/diner with island, integrated appliances and French doors to garden
- Four generously sized bedrooms, including two with stylish en-suite shower rooms
- Multiple reception rooms including a large living room and dedicated playroom
- Contemporary interiors finished to a high standard throughout
- Modern family bathroom with separate bath and walk-in shower
- Utility room and ground floor WC for added practicality
- Ample off-road parking with a long driveway and detached double carport
- Landscaped rear garden with lawn and patio, perfect for entertaining
- Secure electric gates and private driveway entrance enhancing exclusivity

Full Description

This beautifully presented gated detached family home offers spacious and versatile living across two floors, with four generously sized bedrooms, multiple reception areas, and high-end finishes throughout. Situated in a private and secure setting, the property is ideal for modern family life and entertaining.

THE FORE

To the front, the property is set back behind electric gates and a long driveway providing ample parking and access to a detached double carport. The striking red brick facade and welcoming entrance enhance the home's kerb appeal

GROUND FLOOR

On the ground floor, the property features a welcoming hallway leading to a spacious living room with French doors to the rear garden, a bright and contemporary kitchen/diner with a central island and integrated appliances, and a useful utility room, also with access to the rear garden. A dedicated play room and a separate WC provide further family convenience, along with a storage cupboard just opposite the entrance.

LIVING ROOM

19' 6" x 12' 4" (5.94m x 3.76m)

KITCHEN/DINING ROOM

19' 6" x 12' 7" (5.94m x 3.84m)

UTILITY ROOM

8' 5" x 5' 2" (2.57m x 1.57m)

WC

4' 4" x 3' 7" (1.32m x 1.09m)



PLAYROOM

9' 8" x 7' 5" (2.95m x 2.26m)

FIRST FLOOR

The first floor hosts four well-proportioned bedrooms including two with en-suite shower rooms. Bedroom 1 enjoys views over the rear garden and a stylish en-suite. Bedrooms 3 and 4 share access to a modern family bathroom with a bath and separate shower enclosure.

BEDROOM ONE

18' 4" x 12' 3" (5.59m x 3.73m)



BEDROOM ONE EN-SUITE

6' 7" x 6' 6" (2.01m x 1.98m)

BEDROOM TWO

13' 9" x 13' 2" (4.19m x 4.01m)

BEDROOM TWO EN-SUITE

6' 1" x 6' 7" (1.85m x 2.01m)



BEDROOM THREE

9' 9" x 12' 2" (2.97m x 3.71m)

BEDROOM FOUR

9' 4" x 9' 7" (2.84m x 2.92m)

BATHROOM

5' 5" x 8' (1.65m x 2.44m)



THE REAR

To the rear, the garden is mainly laid to lawn with a patio area perfect for outdoor dining and relaxation. Bordered by fencing and mature trees, the garden offers both privacy and security for children and pets to enjoy.

GARAGE

17' 2" x 17' 2" (5.23m x 5.23m)

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

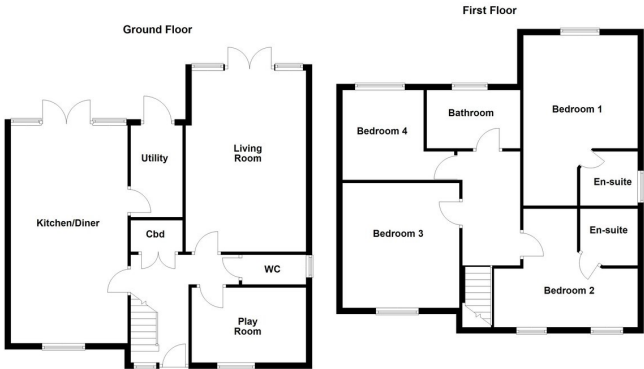
We have been advised that this property is freehold



however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

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



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	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