



HUNTERS®
HERE TO GET *you* THERE

148 Comberford Road, Tamworth, B79 8PG

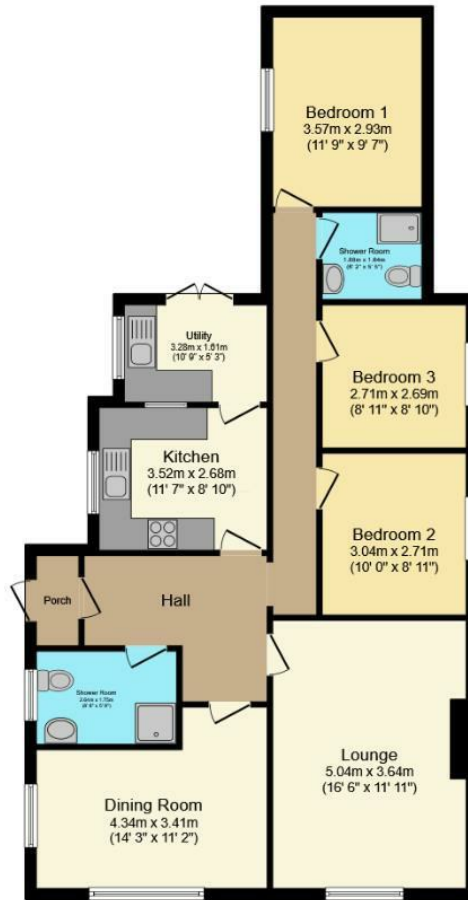
148 Comberford Road, Tamworth, B79 8PG

Asking Price £450,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this immaculate, spacious, three bedroom, detached bungalow located in the sought after North side of Tamworth. This property benefits from being in close proximity to local amenities, shops and transport links including Tamworth Train Station which provides commuter routes into the bigger cities. This property is perfectly placed in the short distance of the exceptional Rawlett School. Perfect for families looking for their new home! This stunning bungalow is accessible with two shower rooms.

In brief, this property comprises; A porch, entrance hall, dining room, lounge, kitchen, utility room, three bedrooms, two shower rooms, a garage and an enclosed garden. To the front of the property is an immaculate gated garden with a driveway with parking for multiple vehicles. To the rear is a low maintenance, enclosed garden.

We highly recommend an internal viewing of this property to get a real feel for the space and benefits that this charming bungalow has to offer!



Floor Plan

Floor area 97.3 sq.m. (1,048 sq.ft.)

Total floor area: 97.3 sq.m. (1,048 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Front

Driveway with parking for multiple vehicles, double gates, mature borders, lawn

Porch

Entrance Hall

Carpeted flooring, ceiling light, power points

Shower Room

Ceramic tiled flooring, part tiled walls, low flush WC, sink and vanity unit, walk in shower, heated towel rail, extractor fan

Dining Room

14'3" x 11'2"

Wood effect laminate flooring, double glazed window to front and side, radiator, power points

Lounge

16'6" x 11'11"

Wood effect laminate flooring, double glazed bay window to front, feature fireplace, ceiling light, radiator, power points

Kitchen

11'7" x 8'10"

Ceramic tiled flooring, double glazed window to side and rear, tiled splash back, wall and base units, built in oven and hob, down lights, radiator

Utility Room

10'9" x 5'3"

Ceramic tiled flooring, double doors to garden, tiled splash back, wall and base units, stainless steel sink and drainer, plumbing for washing machine

Bedroom One

11'9" x 9'7"

Carpeted flooring, double glazed window to side, built in wardrobe, ceiling light, radiator, power points

Bedroom Two

10' x 8'11"

Wood effect laminate flooring, double glazed window to side, radiator, power points

Bedroom Three

8'11" x 8'10"

Wood effect laminate flooring, double glazed window to side, radiator, power points

Shower Room

Ceramic tiled flooring, double glazed window to side, low flush WC, sink, walk in shower, down lights, heated towel rail, extractor fan

Garden

Paved patio, astro, wooden summerhouse, low maintenance

Garage

Up and over door, driveway to side with parking for multiple vehicles, lighting, power points

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.