



Comberford Road  
Tamworth, B79 8PE

£395,000



# Property Features

- Four-bedroom semi detached family home
- Spacious open-plan kitchen/diner
- Seperate living room
- Principal bedroom with en-suite
- Modern family bathroom
- Ground floor utility room and WC
- Sizeable garage
- Generous rear garden with patio and lawn
- Ample off-road parking via driveway
- Well-presented and move-in ready throughout

## Full Description

A beautifully presented and generously proportioned four-bedroom semi detached home, offering modern open-plan living alongside versatile reception space. Finished to a high standard throughout, the property benefits from a stunning kitchen/diner, separate living room, garage, and a well-balanced first floor with four bedrooms, including a principal suite with en-suite. Externally, the home enjoys a private rear garden and ample off-road parking to the front, making it an ideal family home.

### THE FORE

The property is set back from the road and benefits from a spacious driveway providing ample off-road parking, along with access to the garage. The attractive frontage is complemented by mature planting and a well-maintained exterior, creating a welcoming first impression. The driveway offers practical convenience for multiple vehicles, while the garage provides additional storage or potential for further use, subject to requirements. A pathway leads to the main entrance, enhancing accessibility.

### GROUND FLOOR

The ground floor offers a superb blend of open-plan and separate living spaces, ideal for both everyday family life and entertaining. The standout feature is the impressive open-plan kitchen/diner, which is bright and spacious, complete with modern fittings and ample room for dining and socialising. This area benefits from direct access to the rear garden, creating a seamless indoor-outdoor flow. In addition, there is a well-proportioned living room positioned to the front, providing a more private and cosy space. A utility room and separate WC add practicality. The layout is thoughtfully designed to maximise both space and functionality.



## LIVING ROOM

9' 7" x 15' 5" (2.92m x 4.7m)

## OPEN PLAN DINING ROOM/KITCHEN

15' 8" x 21' 7" (4.78m x 6.58m)

## UTILITY ROOM

5' 7" x 10' 4" (1.7m x 3.15m)

## WC

2' 9" x 5' 5" (0.84m x 1.65m)

## FIRST FLOOR

Upstairs, the property offers four well-sized bedrooms arranged around a central landing. The principal bedroom is particularly spacious and benefits from its own en-suite shower room, creating a comfortable and private retreat. The remaining bedrooms are versatile and suitable for family use, guests, or home working. A modern family bathroom serves the additional bedrooms, and built-in storage solutions, including cupboards, enhance practicality. The overall layout provides a well-balanced and functional upper floor.

## BEDROOM ONE

9' 6" x 12' 1" (2.9m x 3.68m)

## BEDROOM ONE EN-SUITE

5' 5" x 6' 1" (1.65m x 1.85m)

## BEDROOM TWO

9' 6" x 12' 7" (2.9m x 3.84m)

## BEDROOM THREE

7' 6" x 8' (2.29m x 2.44m)

## BEDROOM FOUR

5' 5" x 14' 4" (1.65m x 4.37m)

## BATHROOM

7' 1" x 6' 6" (2.16m x 1.98m)

## THE REAR

To the rear, the property boasts a generously sized garden, offering a combination of lawn and patio areas. This provides an ideal setting for outdoor dining, relaxation, and family activities.

The garden is enclosed, offering a good degree of privacy, and is complemented by mature borders and fencing. Its





size and layout make it both manageable and versatile, suitable for a variety of uses throughout the year.

#### GARAGE

8' 1" x 14' 5" (2.46m x 4.39m)

#### ANTI MONEY LAUNDERING

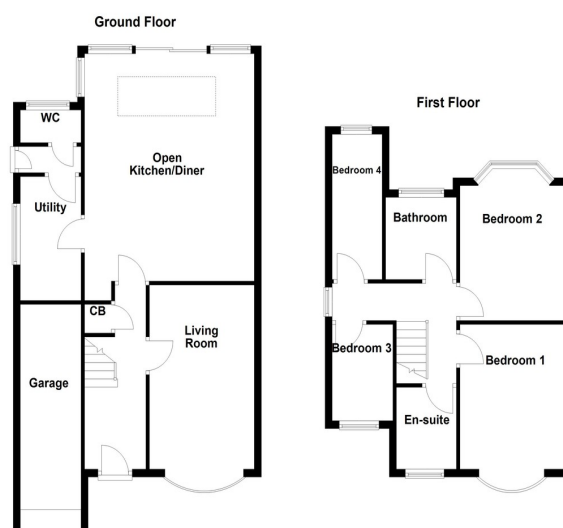
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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.



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