

ROYSTON & LUND



Comberford Road, Tamworth

Offers In The Region Of £374,950

- Large Semi-detached
- Well Presented Throughout
- Driveway & Garage
- Council Tax Band C
- Three Bedrooms
- Versatile Living Accommodation
- West Facing Garden
- Extended To The Rear
- Bathroom & Downstairs Shower Room
- EPC Rating D

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151 Comberford Road, Tamworth B79 8PQ

*Large semi comparable to many detached properties without the price tag!

*Catchment area for all schooling grades - reception to college

*Walking distance to local shops, town centre, train station and nature trails, including Hopwas Woods

Central to all major road networks - junction 10 and 11 of M42, A5 and M6 Toll only a 5 to 10 minute drive away

Royston & Lund are delighted to bring to the market this immaculately presented and extended three bedroom semi-detached home in Tamworth. Set back from the road with off street parking and a garage, this home has been developed over the years to make space for a growing family and is well positioned with good access into the centre of Tamworth.

Entering into the hallway there is access into both reception rooms, study and stairs to the first floor. The lounge has a bay window and feature fireplace, with a further fireplace in the sitting room and a large opening into a stunning kitchen diner at the rear that has space for a range of freestanding appliances and bi-fold doors across the rear. Through the study there is access into a downstairs shower room that also leads to a side hall, utility, the garage and garden.

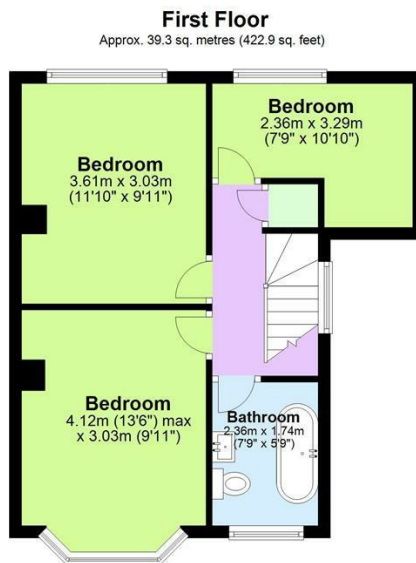
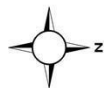
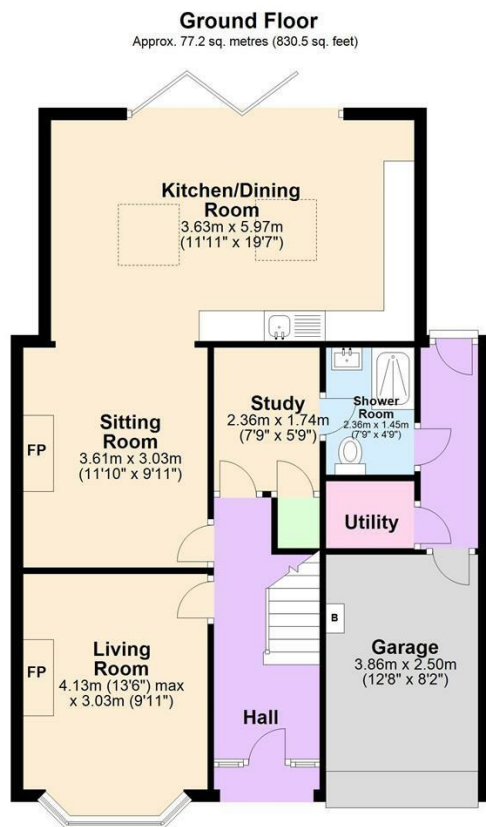
To the first floor there are three well proportioned double bedrooms and a three piece bathroom consisting of a freestanding bath with shower overhead, WC and wash basin. To the rear there is a west facing garden with lawn, mature shrubs and fenced boundaries.



Council Tax Band: C



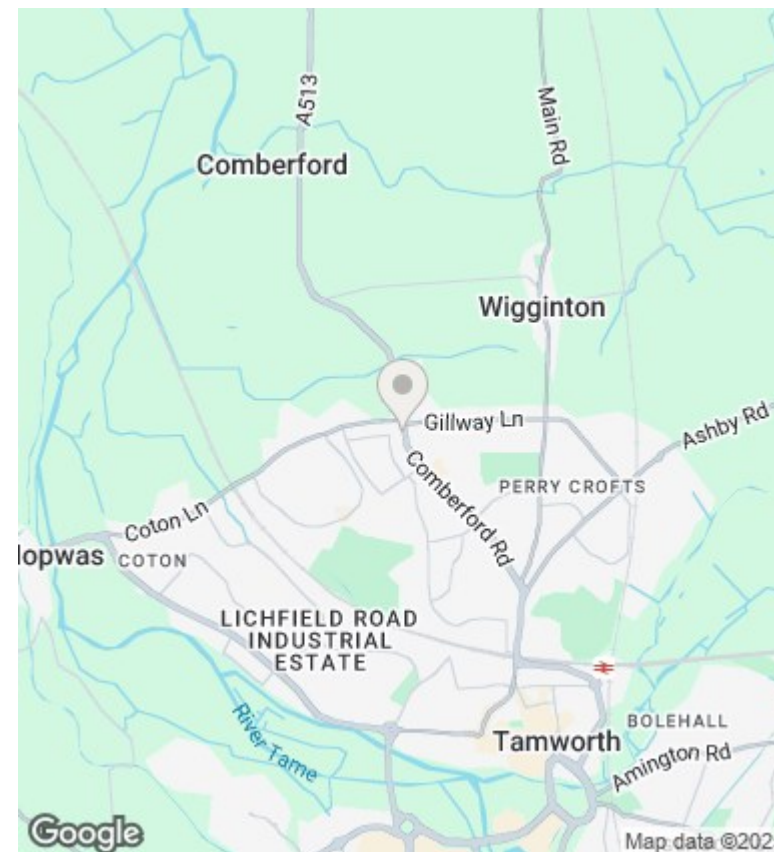




Total area: approx. 116.5 sq. metres (1253.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		