

Comberford Road
Tamworth, B79 8PQ

£449,500

Property Features

- Exceptional semi-detached family home finished to a high standard
- Stunning open-plan kitchen/dining/sitting room
- Contemporary kitchen with central island and skylights
- Spacious separate living room
- Dedicated home office/study
- Utility room, WC, and extensive storage throughout
- Three well-proportioned bedrooms
- Stylish modern family bathroom
- Large landscaped rear garden with entertaining areas
- Generous driveway parking and garage store

Full Description

This exceptional semi-detached family home has been thoughtfully renovated and beautifully styled throughout, creating a contemporary living space perfectly suited to modern family life. Combining elegant interiors with an impressive open-plan layout, the property offers a seamless blend of luxury, practicality, and comfort, all finished to an outstanding standard.

At the heart of the home is a stunning open-plan kitchen/dining/sitting room flooded with natural light from multiple skylights and expansive bi-fold doors overlooking the rear garden. Complemented by a separate living room, dedicated office space, landscaped gardens, and three generously sized bedrooms all with fitted wardrobes, this is a home designed equally for entertaining and everyday living.

THE FORE

The property immediately impresses with its attractive frontage, generous gravel driveway, and strong kerb appeal. The modern exterior is complemented by mature surroundings and ample parking, creating a welcoming first impression while maintaining a sense of privacy. A garage store provides useful additional storage, while the overall plot size gives the home an enviable sense of space both inside and out.

GROUND FLOOR

The ground floor has been designed around modern open-plan living, with the spectacular kitchen/dining/sitting room acting as the true centrepiece of the home. Bathed in natural light from skylights and wide bi-fold rear openings, this expansive space offers a luxurious yet welcoming atmosphere, ideal for both relaxed family living and entertaining guests. The contemporary kitchen features sleek cabinetry, extensive worktop space, and a large



central island, while the dining and seating areas flow effortlessly towards the garden.

To the front of the property, the separate living room provides a cosy and elegant retreat, beautifully presented and perfect for quieter evenings. The ground floor also benefits from a dedicated office, ideal for home working, alongside a practical utility room, WC, storage cupboards, and garage store, ensuring the home is as functional as it is stylish.

LIVING ROOM

10' 7" x 21' 2" (3.23m x 6.45m)

HALLWAY TO KITCHEN

4' 4" x 11' 9" (1.32m x 3.58m)

OPEN PLAN KITCHEN/DINING ROOM/SITTING ROOM

27' 7" x 13' 9" (8.41m x 4.19m)

OFFICE

5' 2" x 10' 5" (1.57m x 3.18m)

UTILITY ROOM

6' 1" x 10' 9" (1.85m x 3.28m)

WC

2' 6" x 4' 5" (0.76m x 1.35m)

FIRST FLOOR

The first floor continues the home's impressive presentation, offering three beautifully appointed bedrooms and a luxurious family bathroom. The principal bedroom is particularly impressive, featuring fitted wardrobe space and a sophisticated finish that creates a calm and relaxing environment. The remaining bedrooms are equally well-proportioned, offering flexibility for family members, guests, or additional workspace if required as well as bedroom three also having fitted wardrobes.

The family bathroom has been finished to a high standard with contemporary fittings and elegant tiling. Large windows throughout the first floor allow natural light to flood each room, enhancing the bright and airy atmosphere carried throughout the property.

BEDROOM ONE

11' x 14' 5" (3.35m x 4.39m)

BEDROOM TWO

10' 9" x 11' (3.28m x 3.35m)



BEDROOM THREE

6' 3" x 11' (1.91m x 3.35m)

BATHROOM

5' 8" x 7' 8" (1.73m x 2.34m)

THE REAR

The rear garden has been expertly landscaped to create a stunning outdoor space perfectly suited to entertaining and family enjoyment. A substantial raised patio and seating area provide the ideal setting for outdoor dining and summer gatherings, while steps lead down to a generous lawn bordered by mature planting and fencing for privacy. The garden offers an exceptional sense of space and tranquillity, with multiple seating areas allowing owners to enjoy the surroundings throughout the day. Beautifully maintained and thoughtfully designed, the outdoor space perfectly complements the quality and style found throughout the home.

GARAGE STORE

5' 6" x 11' 2" (1.68m x 3.4m)

ANTI MONEY LAUNDERING

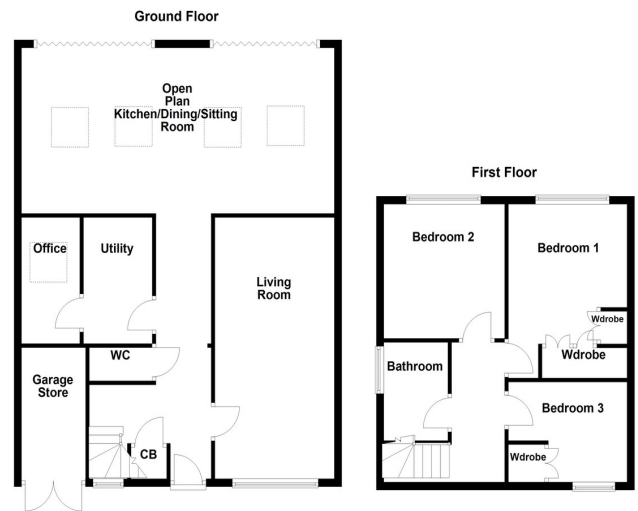
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
81-91	B		85 B
69-80	C		
55-68	D	58 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