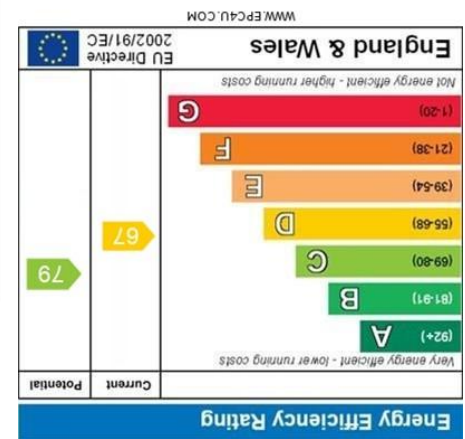


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)

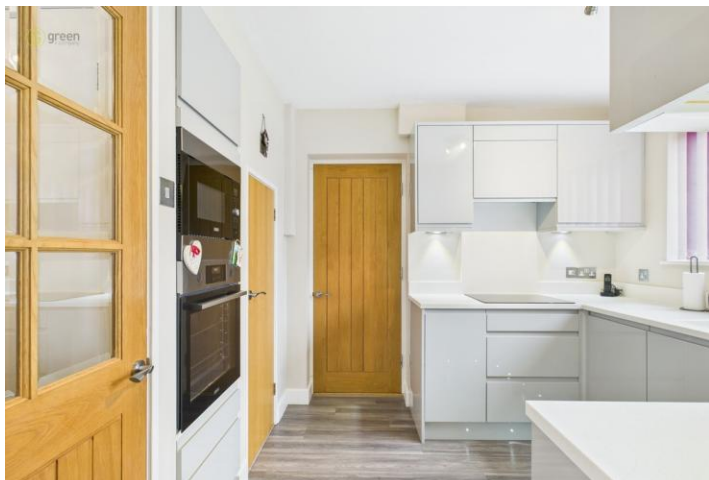


- LARGE DRIVEWAY
- DOWNSTAIRS BEDROOM WITH ENSUITE
- SPACIOUS LOUNGE
- DINING ROOM
- NEWLY FITTED KITCHEN
- UTILITY

Comberford Road, Tamworth, B79 9AA

Asking Price Of £390,000





## Property Description

A well presented four bedroom detached family home set on the prime location of the north side of Tamworth, close to excellent schools.

Block paved front driveway with lawned area with shrub and plant borders, front door into:-

ENCLOSED PORCH Tiled flooring, door leading into:-

SPACIOUS HALLWAY Cloaks cupboard, door leading to garage, stairs leading to first floor, central heating radiator.

LOUNGE 16' 2" x 11' 1" (4.93m x 3.38m) With gas feature fireplace, double glazed window to front, two central heating radiators, double doors leading to:-

DINING ROOM 9' 6" x 11' (2.9m x 3.35m) With UPVC double glazed French doors leading to the garden, central heating radiator and door leading to bedroom four.

MODERN KITCHEN 8' 9" x 9' 3" (2.67m x 2.82m) Wall and base modern high gloss units with work surfaces, inset sink, induction hob, Zanussi pyrolytic fan oven Zanussi integrated microwave and oven, integrated Neff fridge, integrated waste bins, plinth lighting, under counter lighting, fan heater and double glazed window to rear, slimline dishwasher, door leading to walk-in pantry and further door leading to:-

UTILITY ROOM 9' 11" x 4' 10" (3.02m x 1.47m) With plumbing for washing machine and tumble dryer, useful storage cupboard and double glazed window to rear, double glazed door leading to the garden.

BEDROOM FOUR 10' 10" x 7' (3.3m x 2.13m) Having double glazed window to side and double glazed window to front, central heating radiator.

EN SUITE 3' 7" x 6' 10" (1.09m x 2.08m) With wc and corner shower cubicle with mixer shower and double glazed window to rear, part tiled walls and wash hand basin.

FIRST FLOOR LANDING Having double glazed window to side, loft access with drop down ladder, lighting, insulated and partly boarded.

BEDROOM TWO 13' 9" x 13' 0" (4.19m x 3.96m) With double glazed window to front and two useful single wardrobes built-in and central heating radiator.

BEDROOM ONE 14' 2" x 11' 3" (4.32m x 3.43m) Having Hammonds fitted bedroom furniture, wardrobes and drawers, double glazed window to front, central heating radiator.

BEDROOM THREE 9' 6" x 11' 1" (2.9m x 3.38m) Double glazed window to rear, central heating radiator.

SEPARATE WC 5' 8" x 2' 11" (1.73m x 0.89m) With double glazed window to rear and low level wc, radiator.

BATHROOM 8' 9" x 6' 0" (2.67m x 1.83m) With separate shower cubicle with glazed screen and tiled walls and mixer shower, panelled bath, fitted furniture for storage, wash hand basin and low level wc, double glazed window to rear, radiator.

FULLY LANDSCAPED REAR GARDEN With paving and artificial lawn and shrub and plant borders.

AGENTS NOTE The property overlooks countryside and Hopwas Woods.

The property benefits from a new boiler installed 2023 and last serviced August 2024, all radiators having thermostats except hall, utility and bathroom, the property had Rockwarm cavity wall insulation installed in 1987 which is guaranteed for the life of the building, LED lights fitted throughout, security system and security lighting.

Council Tax Band D - Tamworth

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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