

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 Conveyancer.

Tamworth | 01827 68444 (option 1)

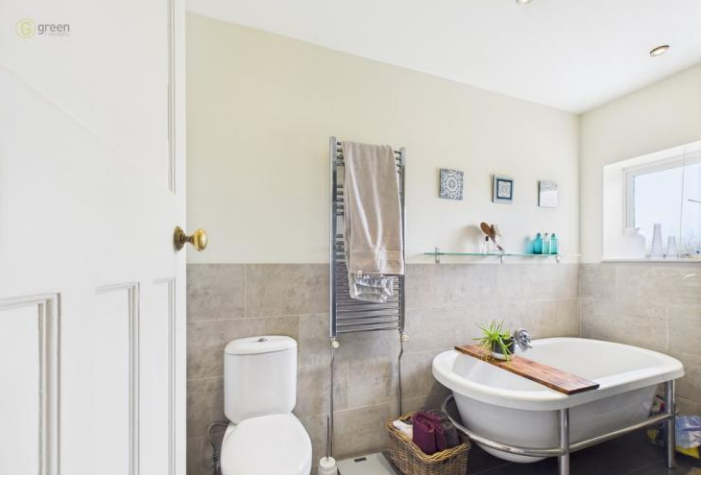


- STUNNING CHARACTER PROPERTY
- LARGE DRIVEWAY
- ENTERTAINING GARDEN
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM



Comberford Road, Tamworth, B79 8PE

£650,000



Property Description

Comberford Road is a beautifully presented five bedroom detached family home, set in a prime location close to local amenities and excellent school catchments this property must be viewed to be appreciated.

Approach the property via the large gravelled driveway with front door into:-

ENCLOSED PORCH With further door into:-

SPACIOUS HALLWAY With original stain glass windows, wood effect flooring and door leading to:-

GUEST WC Having window to side, wash hand basin with vanity and low level WC and wood effect flooring.

FORMAL DINING ROOM 12' 7" x 12' 4" (3.84m x 3.76m) With double glazed window to front, wood effect flooring, central heating radiator, gas feature fireplace, picture rail and coving.

LOUNGE 13' 8" x 13' 3" (4.17m x 4.04m) Having double doors leading to garden, wood burning fire, oak beam, feature radiators, picture railing, coving and wood effect flooring.

KITCHEN 17' 2" x 10' 10" (5.23m x 3.3m) With opening to breakfast room and snug, wood effect flooring, recently refitted with a range of wall and base units, integrated bin house, dishwasher, microwave, oven, extractor incorporated into induction hob, over breakfast bar lighting, pull out larder cupboard, space for American style fridge freezer, luxury vinyl flooring, feature radiator and bi-fold door leading to garden and door into utility.

BREAKFAST ROOM 9' 10" x 8' 83" (3m x 4.55m) Breakfast area with central heating radiator and open to:-

SNUG 7' 10" x 9' 1" (2.39m x 2.77m) Which has bi fold doors leading to garden and central heating radiator.

UTILITY ROOM 7' 4" x 10' 11" (2.24m x 3.33m) Having plumbing for washing machine and wall and base units, window to side and door to:-

GARAGE 14' 0" x 11' 3" (4.27m x 3.43m) With doors to front, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Having paved patio area, lawned area with shrub and plant borders, second patio area with brick built pizza oven, greenhouse, summerhouse to rear, garden shed and side gated access.

FIRST FLOOR

LANDING Having two bedrooms off and shower room.

BEDROOM THREE 13' 8" x 10' 11" (4.17m x 3.33m) With double glazed window to front and central heating radiator.

SHOWER ROOM With double walk in shower and glazed screen, fully tiled, wash hand basin with vanity and low level WC.

BEDROOM FOUR 8' 3" x 8' 7" (2.51m x 2.62m) With double glazed window to rear, central heating radiator and fitted wardrobe.

LANDING With three further bedrooms off, skylight and original stain glass window.

FAMILY BATHROOM With free standing bath, double glazed window to rear, double walk in shower cubicle with glazed screen, ceramic tiling to the walls, storage cupboard, wash hand basin with vanity under, low level WC, mixer shower and spotlighting.

BEDROOM TWO 13' 8" x 10' 5" (4.17m x 3.18m) With double glazed window to rear, sliding fitted wardrobes and central heating radiator.

BEDROOM ONE 13' 7" x 12' 5" (4.14m x 3.78m) With double glazed window to front, cast iron feature fireplace and central heating radiator.

BEDROOM FIVE 7' 10" x 8' 7" (2.39m x 2.62m) With double glazed window to front and central heating radiator.

Council Tax Band F Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good in home and outdoor

O2, Vodafone - Good outdoor only

Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.

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

Broadband Type = Ultrafast Highest available download speed 2000Mbps. Highest available upload speed 2000Mbps.

Networks in your area:- Virgin Media, Openreach, Lightspeed Broadband

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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WANT TO SELL YOUR OWN PROPERTY?
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