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184 Comberford Road, Tamworth, B79 9AA

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Asking Price £525,000

Hunters of Tamworth are delighted to present for sale with no onward chain this spacious and well presented five bedroom, detached home, ideally located on the sought-after north side of Tamworth.

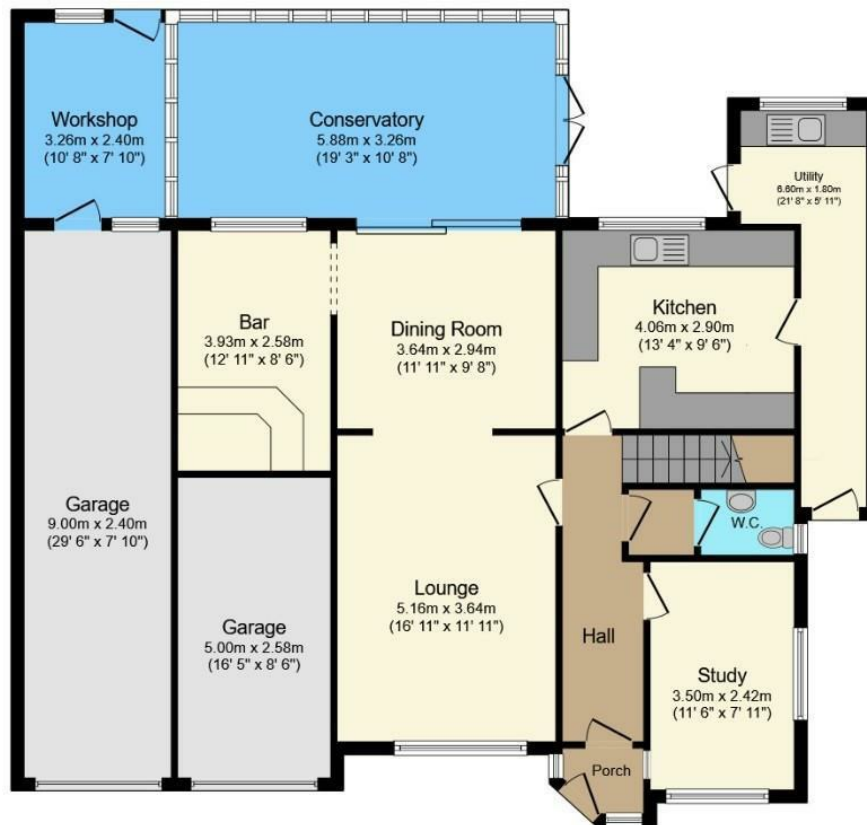
This property enjoys close proximity to local shops, amenities and excellent transport links including Tamworth town centre and Tamworth railway station. It falls within the catchment area of highly regarded schools and educational institutions such as The Rawlett School, Landau Forte Academy Tamworth Sixth Form and South Staffordshire College - making it an ideal choice for families seeking their next long-term home.

Accommodation Overview

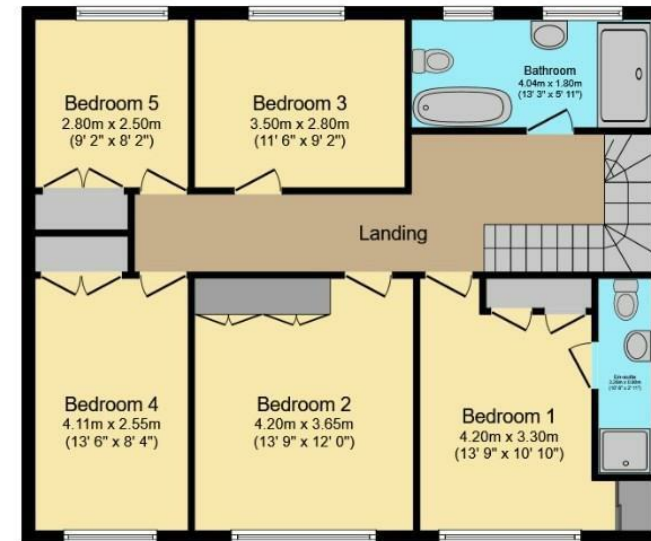
The property briefly comprises: entrance porch, hallway, study, cloakroom and downstairs WC, kitchen, utility room, lounge, dining room, bar, conservatory, master bedroom with en-suite, four further bedrooms, family bathroom, a tandem garage with adjoining single garage, and a workshop to the rear.

Externally, there is a block-paved driveway to the front providing off-road parking for multiple vehicles, while the rear offers a generous enclosed garden with a block - paved patio and lawn.

Internal viewing is highly recommended to appreciate the space and flexibility of accommodation on offer.



Ground Floor
Floor area 155.6 sq.m. (1,675 sq.ft.)



First Floor
Floor area 87.1 sq.m. (938 sq.ft.)

Total floor area: 242.7 sq.m. (2,612 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Front

Block paved driveway, lawn, mature borders

Study

11'6" x 7'11"

Double glazed window to front and side, carpeted flooring, radiator

Downstairs WC/Cloakroom

Double glazed window to side, ceramic tiled flooring, fully tiled walls, low flush WC, sink, extractor fan

Kitchen

13'4" x 9'6"

Double glazed window to rear, fully tiled walls, wall and base units, integrated dishwasher, built in oven and hob, stainless steel sink and drainer, down lights

Utility

21'8" x 5'11"

Double glazed window to rear, tiled flooring, fully tiled walls, wall and base units, plumbing for washing machine. stainless steel sink and drainer, power points

Lounge

16'11" x 11'11"

Double glazed bay window to front, carpeted flooring, feature fireplace, wall lights, radiator

Dining Room

11'11" x 9'8"

Patio doors to conservatory, carpeted flooring, radiator, power points

Bar

12'11" x 8'6"

Double glazed window to rear, parquet flooring, oak bar, ceiling light, radiator, power points

Conservatory

19'3" x 10'8"

Double glazed window to rear, ceramic tiled flooring, door to side

Bedroom One

13'9" x 10'10"

Double glazed window to front, carpeted flooring, radiator, power points, built in wardrobe

En Suite

Double glazed window to side, ceramic tiled flooring, low flush WC, wash hand basin, walk in shower, extractor fan, fully tiled walls

Bedroom Two

13'9" x 12'

Double glazed window to front, carpeted flooring, built in wardrobe, built in cupboard, radiator, power points

Bedroom Three

11'6" x 9'2"

Double glazed window to rear, carpeted flooring, radiator, power points

Bedroom Four

13'6" x 8'4"

Double glazed window to front, carpeted flooring, radiator, power points

Bedroom Five

9'2" x 8'2"

Double glazed window to rear, carpeted flooring, built in cupboard, radiator, power points

Bathroom

13'3" x 5'11"

Double glazed window to rear, ceramic tiled flooring, fully tiled walls, low flush WC, sink and vanity unit, walk in shower, bath, built in cupboard

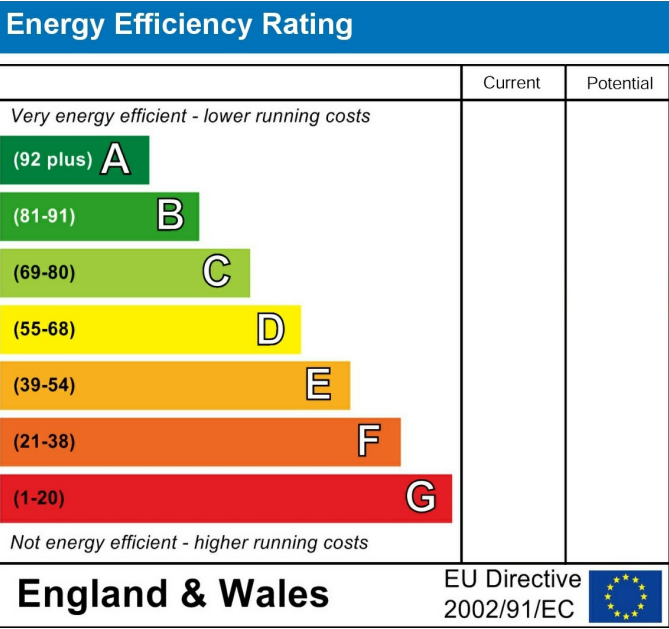
Double Garage

16'5" x 14'5"

2x single, electric doors

Garden

Lawn, block paved patio, mature borders



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







