

# HUNTERS®

HERE TO GET *you* THERE



Comberford Road  
Tamworth, B79 8PG

Asking Price £385,000



Council Tax: E



# 130 Comberford Road

Tamworth, B79 8PG

Asking Price £385,000



## Hallway

wood effect laminate flooring, stairs to first floor, built in cupboard, radiator

## Cloakroom

wood effect laminate flooring, double glazed window to side, low flush WC, wash hand basin.

## Kitchen

9'10" x 8'9" (3.00m x 2.67m)

a range of wall and base units, tiled splash backs, sink and drainer, plumbing for washing machine, power points, double glazed window to front, door to side

## Lounge

16'10" x 12' (5.13m x 3.66m)

carpeted, double glazed window to side, double doors leading to the garden, power points

## Sitting Room

18'11" x 9'2" (5.77m x 2.79m)

carpeted, double glazed window to rear, power points, radiator

## Bedroom one

11'8" x 11'6" (3.56m x 3.51m)

carpeted, fitted wardrobes, double glazed window to rear, built in cupboards, power points, radiator

## Bedroom two

11'10" x 9'8" (3.61m x 2.95m)

carpeted, double glazed window to front, power points, radiator

## Bedroom three

11'6" x 9'8" (3.51m x 2.95m)

carpeted, double glazed window to front, power points, radiator

## Bedroom four

11' x 7'7" (3.35m x 2.31m)

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

## Shower room

8'8" x 6'10" (2.64m x 2.08m)

ceramic tiled flooring, sink with vanity unit, low flush WC, walk in shower, part tiled walls, double glazed window to side, radiator

## Garage

16'5" x 8' (5.00m x 2.44m)

up and over doors, power point, lighting



## Road Map



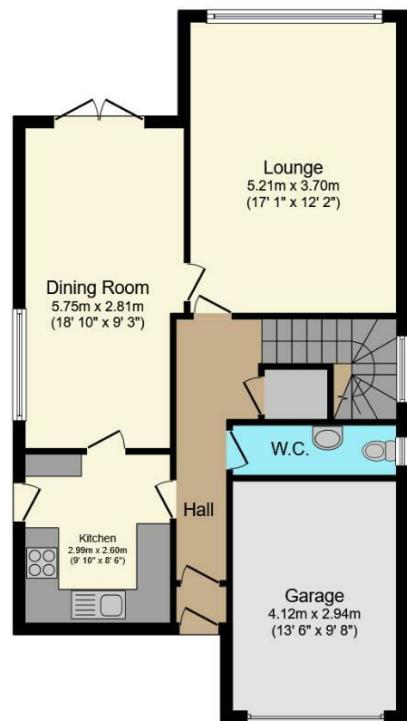
## Hybrid Map



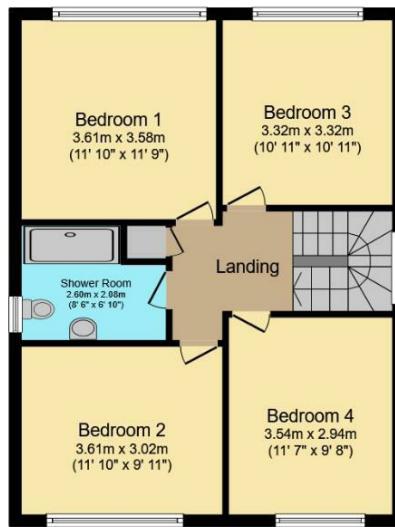
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 70.5 sq.m. (759 sq.ft.)



**First Floor**  
Floor area 58.9 sq.m. (634 sq.ft.)

**Total floor area: 129.4 sq.m. (1,393 sq.ft.)**

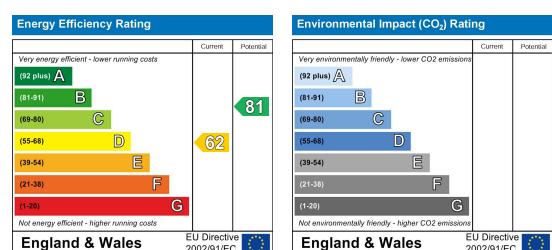
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.