

# ROYSTON & LUND



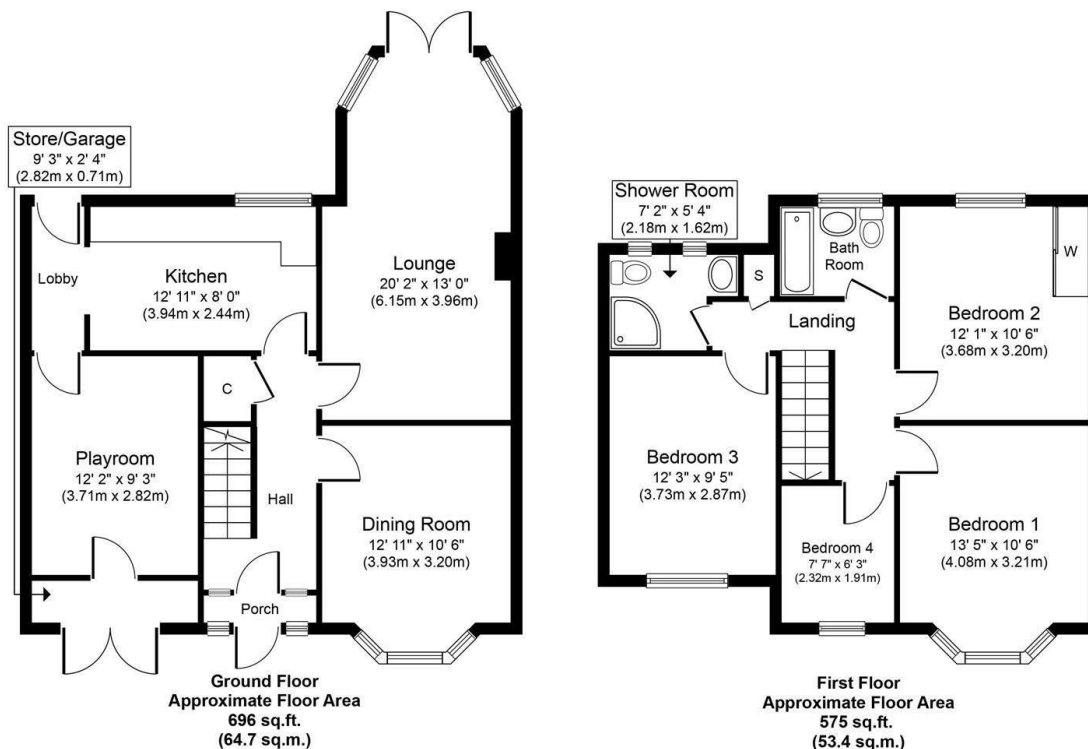
## Comberford Road, Tamworth

Guide Price £425,000

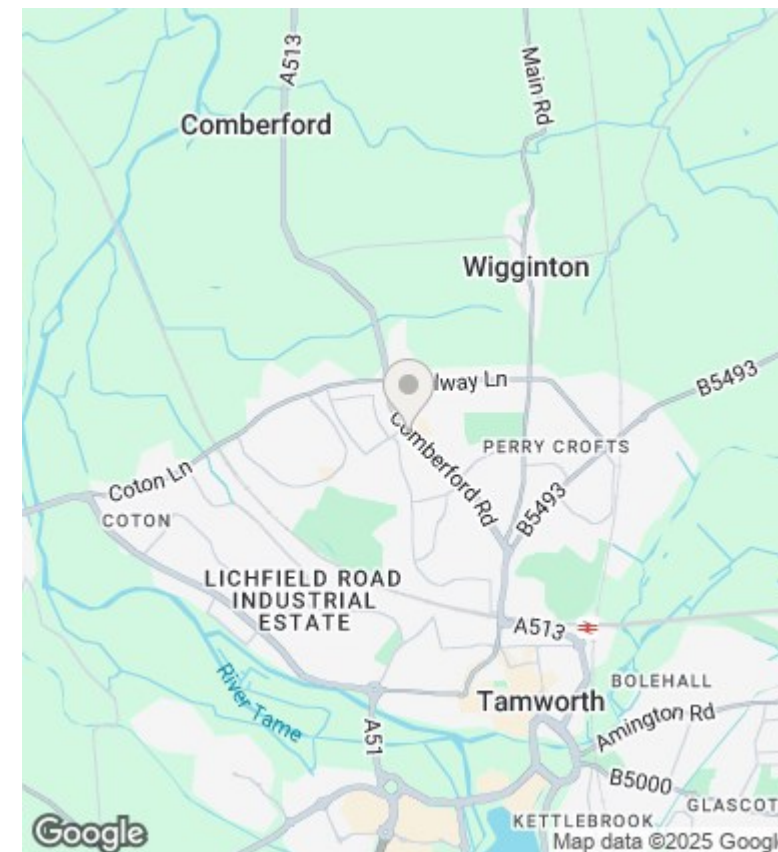
- FANTASTIC LOCATION
- SPACIOUS ACCOMMODATION
- FREEHOLD
- GOOD SIZED GARDEN
- FOUR BEDROOMS
- MUST BE VIEWED
- EXTENDED FAMILY HOME
- TWO UPSTAIRS BATHROOMS
- COUNCIL TAX BAND D

1 Victoria Road, Tamworth, Staffordshire, B79 7HL  
01827 66686

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	