



***COMBERFORD HALL, OFF ELFORD ROAD,
COMBERFORD, TAMWORTH B79 9BA***

ACRES
Collection

COMBERFORD HALL, COMBERFORD, TAMWORTH B79 9BA ~ OFFERS AROUND £925,000

This outstanding, exceptionally spacious, imposing family residence is set off the A513 within a few miles of Tamworth and Lichfield shopping centres as well as good local road links. Overlooking open countryside to the front, the property is set on a long driveway having rights of access off to its few adjacent neighbours. The Hall has a small separately owned Cottage partly attached to the rear section of the Hall via the rear of the building. Having gas central heating and double glazing (both where specified), an electric remotely operated gated entrance provides added security. The Hall is set to three storeys and offers eight bedrooms and five bathrooms, additionally to the second floor there is an optional bedroom nine/potential kitchenette. To the ground floor there is a deep welcoming reception hall, a spacious lounge, additional family/day room, breakfast/dining room, games/snooker room and comprehensively fitted kitchen with utility room off. Furthermore the property has a twin cellar, twin staircases leading to both floors and garaging for two cars. An outstanding substantial family home set in a delightful location, of which to fully appreciate the property's true proportions, style and features, an internal inspection is highly recommended.

Set off the main road down a long private tree lined driveway, twin electrically operated gates with side intercom system open to the property's multi vehicular driveway with central water feature. There are substantial lawned gardens to fore and side with a variety of trees, shrubs and bushes, a large pond with island and water plants, additionally there is a wooden three door 'stable block' to the side. Having courtesy lighting, access is gained to the accommodation via:

CANOPY PORCH: With leaded light obscure glazed period door opening to:

DEEP WELCOMING RECEPTION HALL: Two radiators with covers, wooden flooring and feature wooden stairway off with spindles and handrails.

IMPOSING LOUNGE: 19' x 15'4": Double glazed bay window to side and full height window to front with fitted shutters, two double radiators, multi fuel Stove style real fire with marble hearth, fire surround, wooden flooring.

GAMES/SNOOKER ROOM: 20'9" x 15'7": Two full height windows to front with fitted shutters and further window to side, double radiator, feature decorative iron fireplace with wooden surround, full size snooker table, wooden flooring.

FAMILY/SITTING ROOM: 14'4" x 14'2": Two double glazed sash windows to side, radiator, wooden flooring.

BREAKFAST/DINING ROOM: 14'9" max x 14'7": Double glazed tall bay window to side, multi fuel Stove fire set into recess with fire surround, radiator, wooden flooring. Storage cupboard.

REFITTED BREAKFAST KITCHEN: 17'4" max / 11'5" min x 16'7" max / 8'1" min: Double glazed sash style window to side and door out, wide recess having central fitted Aga with twin ovens and twin hot plates, tiled splash backs and recessed down lighters over together with two single base units in a cream gloss finish and a further range of matching units to base and wall level, black granite work surfaces with inset Belfast sink unit, additional electric oven with flush fitting hob over in turn with black splash back and extractor canopy above, central matching island unit with top providing breakfast bar, radiator, multiple recessed down lighters, flagstone floor, door to cellar.

UTILITY ROOM: 7'2" x 6'9": Recesses for washing machine and dryer, work surface, double wall unit.

SEPARATE WC: White low flushing WC, wash hand basin.

SECONDARY ENTRANCE/STAIRWAY: Having window and door to side of the property and providing its own private access to both first and second floors.

RETURN STAIRS TO MAIN LANDING: Feature wooden stairway, radiator with cover.

MASTER BEDROOM: 17' min x 15'6": Double glazed bay window to side and further double glazed window to front, two double radiators, single and three double fitted wardrobes.

DRESSING ROOM: 9'9" x 4'10" both to wardrobe doors: Double glazed windows to front, four double fitted wardrobes, radiator.

OPTIONAL SECONDARY BREAKFAST KITCHENETTE: 14'5" x 10'10": Two double glazed windows to side, stainless steel sink unit set into rolled edge work tops, two double base units, radiator, exposed beams.

BATHROOM: Double glazed obscure window to side, white suite comprising bath having shower over, wash hand basin, low flushing WC, tiling to walls and floor, radiator.

LARGE CELLARS: Set off Kitchen: 15'6" x 11'6" and 14' x 11': Both being of approximately 5'9" to 6' in height, having been tanked and having light and power.

SIDE TERRACE: Set off Kitchen: Having decking area and lawn, outside tap and light.

GARAGE 1: 24'2" x 21'2" (Please check the suitability of this garage for your own vehicle): Window to front, lighting, store room off.

GARAGE 2: 21'3" x 11'10" (Please check the suitability of this garage for your own vehicle): Lighting.

TENURE:

We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor.)

COUNCIL TAX BAND:

G.

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Recommended via Acres on 0121 323 3088.

LOCATION :

Set off Elford Road, Comberford, Tamworth.



REFITTED EN-SUITE BATHROOM: Two double glazed obscure windows to side, matching white suite comprising roll top claw footed bath with mixer shower, his and hers wash hand basins, low flushing WC, separate double shower cubicle with glazed splash screens, radiator, chrome ladder style radiator, Travertine tiling to walls and floor, underfloor heating.

BEDROOM 2: 18'9" max / 12'7" min x 16'10" max / 10'4" min: Double glazed window to side, radiator.

EN-SUITE BATHROOM: Matching white suite comprising bath with side splash screen, wash hand basin, low flushing WC, radiator, tiled splash backs.

BEDROOM 3: 15'4" x 9'6" min x 11'6" max: Double glazed window to front, radiator, two double fitted wardrobes, dressing table.

EN-SUITE SHOWER ROOM: Obscure double glazed window to side, white suite comprising shower cubicle, wash hand basin, low flushing WC, radiator.

BEDROOM 4: 11'3" x 11'2": Two double glazed windows to side, radiator.

EN-SUITE SHOWER ROOM: White suite comprising shower cubicle, wash hand basin, low flushing WC, Travertine tiling to walls and floor, radiator.

STAIRS TO SECOND FLOOR LANDING: Set off a central secondary landing, having double glazed window to side, skylight above and door opening to:

SECOND FLOOR HALLWAY: Radiator, exposed beams to ceiling.

BEDROOM 5/OPTIONAL SECONDARY ANNEX LOUNGE: 19' x 15'6": Double glazed windows to front and side, double radiator, multi fuel Stove fire, exposed beams.

BEDROOM 6: 16'2" x 11'6": Double glazed window to front, radiator, exposed beams.

BEDROOM 7: 14'2" x 10'4": Two double glazed windows to side, radiator, exposed beams, walk-in storage cupboard.

BEDROOM 8: 10'10" x 7'10": Double glazed window to front, exposed beams.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.