

Beacon Street

Lichfield, Staffordshire, WS13 7AJ

John German







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£399,950

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As properties go, it is rare to find one as special as this! Full of charm and character, the property has an excellent history dating back to the 1800's when it was used as a Toll House to the City. Whilst many of the original features have been retained, the current owners have cleverly blended modern additions and transformed this property into the wonderful high specification home it is today.

Ideally situated within an easy stroll to Beacon Park, Lichfield Cathedral, Stowe Pool and the City Centre itself.

Accommodation

The front entrance door opens into the reception hall that has a feature traditional radiator and Amtico wood effect flooring that continues into the beautifully presented dining room, with a front facing window with internal secondary glazing, traditional feature style radiator, a built-in bookcase, exposed ceiling beams and a window looking into the adjacent living room.

Along the hall the warm and inviting living room has a cast iron wood burner set on a hearth with wooden beam above and storage cupboards either side of the chimney breast. It also has Amtico wood effect flooring with under floor heating and a side facing window. Stairs lead down to the cellar and a door opens to the stairs leading to the first floor.

Bespoke sliding doors open to the inner hall that has a useful storage cupboard and an opening to the stunning kitchen/breakfast room. The recently refitted kitchen offers an extensive range of matching base and wall units, an inset sink with drainer and mixer tap, and stylish tiled splashbacks. Integrated appliances include a four ring induction hob with extractor hood above, fridge/freezer, Lamona washing machine, separate tumble dryer, dishwasher and microwave. There are exposed ceiling beams, spotlights, two side facing windows plus a window to the rear.

Off the kitchen a door opens to a rear lobby that gives access to the rear courtyard garden, and a guest's cloakroom with WC and wash hand basin set into a vanity unit.

On the first floor the impressive master suite has a spacious bedroom with exposed ceiling beams, spotlights and a velux skylight. It opens to a dressing room and a stunning en suite having a large walk-in shower cubicle, 'his and hers' wash basins, low level WC and a heated towel rail.

The second bedroom is another spacious room that has a feature radiator and a window overlooking Beacon Street, with internal secondary glazing.

Completing the first floor is a beautifully appointed family bathroom, recently refitted with a contemporary white suite with modern black finishes comprising a P-shaped panelled bath with mixer tap and shower over, wash hand basin, low level WC and matt black heated towel rail.

Off the landing stairs ascend to the second floor landing giving access to bedroom three, another spacious bedroom having a window overlooking the front, with internal secondary glazing, exposed ceiling timber beam, loft hatch access to the part boarded loft, and a traditional style radiator.

Across the landing bedroom four is currently being used as a single bedroom, it would also make an ideal home office, and has a window to the rear and a storage cupboard that houses the boiler.

To the rear lies a low maintenance courtyard style garden, perfect for outdoor entertaining and outdoor dining with paved and gravelled areas.

Notes: The property is Grade II Listed. It is situated in a conservation area. The boiler was last serviced in December 2019.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.lichfielddc.gov.uk

Our Ref: JGA/04032021

Local Authority/Tax Band: Lichfield District Council / Tax Band D

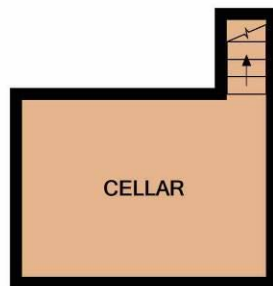












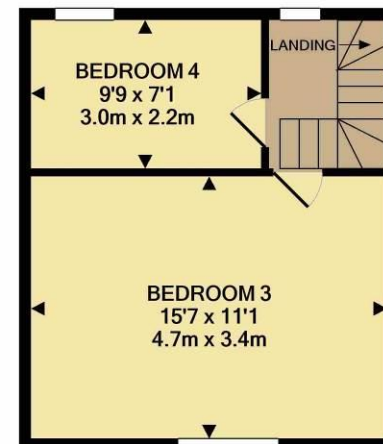
CELLAR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Agents' Notes

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