

Nether Beacon

Lichfield, Staffordshire, WS13 7AT

John 
German





A photograph of a traditional house's interior. The scene is a hallway with a wooden door on the left, a staircase with a white balustrade on the right, and a large wooden cabinet on the far left. A red patterned rug is on the floor. The text 'Nether Beacon' is overlaid in the center.

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Lichfield, Staffordshire, WS13 7AT

£1,250,000

A rare opportunity to purchase this traditional, detached family residence situated in the highly desirable cul-de-sac of Nether Beacon, located within walking distance of Lichfield's Cathedral.

We are delighted to offer for sale this beautifully appointed, detached, seven bedroomed family home situated in one of Lichfield's premier locations, Nether Beacon. A quiet cul-de-sac situated off Beacon Street in Lichfield and a popular spot being only a short walk from the historic Lichfield Cathedral and nearby city centre with its range of boutique shops, Cafes, Bars, Restaurants, and Pubs, together with scenic walks around Stowe Pool and the renowned Beacon Park.

Lichfield is well placed for commuters, with nearby road links including the A515, A38 and M6 toll roads, plus the two railway stations located in the city of Lichfield which offers services to Birmingham, London, and beyond. For local schooling, the property lies within the catchment area for Chadsmead Primary Academy, and for Secondary it is the well-regarded Friary High School. Also, Lichfield Cathedral School is only a short walk away.

Situated on a spacious plot of just over 0.25 acres, this family home has a spacious in-and-out tarmac driveway providing ample off-road parking for numerous vehicles, and access into the integral garage. To the side of the property, secure wooden gates give way to a gravelled driveway leading to the newly constructed detached double garage and workshop which has electrically operated up and over Horman doors, pedestrian door and loft space above. To the rear is the delightful garden with a large lawned area, patio seating and mature trees and shrubs.

Internally, the property comprises of entrance door opening into the welcoming hallway having Herringbone parquet flooring, stairs rising to the first floor landing, a door into the guest cloakroom, and a formal dining room with gas fire and again, Herringbone parquet flooring, wall and ceiling lights, plus a uPVC double glazed window to the front aspect.

The living room is a light and inviting space with carpeted flooring, and a feature gas fireplace, plus wall-mounted and ceiling lights. uPVC double glazed sliding doors lead out onto the rear gardens, together with two windows to the side aspect, and a large window overlooking the front.

There is a further third reception room, currently used as a 'Snug' with built-in storage cupboards, carpeted flooring, and uPVC double glazed window to the rear aspect.

An opening leads to the open-plan dining kitchen, fitted with a traditional Farmhouse-style kitchen complimented by Granite worktops, an AGA gas fired cooker, NEFF twin electric oven with hob, free-standing American fridge-freezer, and integral dishwasher. Two windows enjoy views over the rear garden, as do the French doors leading out onto the patio. From the kitchen, a door leads into the utility room with a sink, space and plumbing for a washing machine, and a door leading into the generous, integral garage.

Upstairs on the first floor landing, there is a window to the front aspect and doors off to the five spacious bedrooms, and the family bathroom which comprises part-tiled walls and floor, a large corner shower, low level WC, bath, wash hand basin, and spotlights to the ceiling.

The master bedroom benefit from its own walk-in closet and en-suite bathroom facility, having a double-ended bath, low level WC, double shower cubicle, wash hand basin and a window to the side aspect. The second bedroom is an additional double bedroom, with a further en-suite comprising corner shower with electric shower, low level WC, wash basin, chrome heated towel rail, and spotlights to the ceiling.

Stairs then rise to the second floor where there are a further two, well-proportioned double bedrooms with Velux skylights and carpeted flooring, in addition to a guest cloakroom with low level WC and wash hand basin.

Boiler was last serviced 2021.

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.gov.uk/government/organisations/environment-agency
<https://www.lichfielddc.gov.uk/homepage/67/planning>

Our Ref: JGA/17012022

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



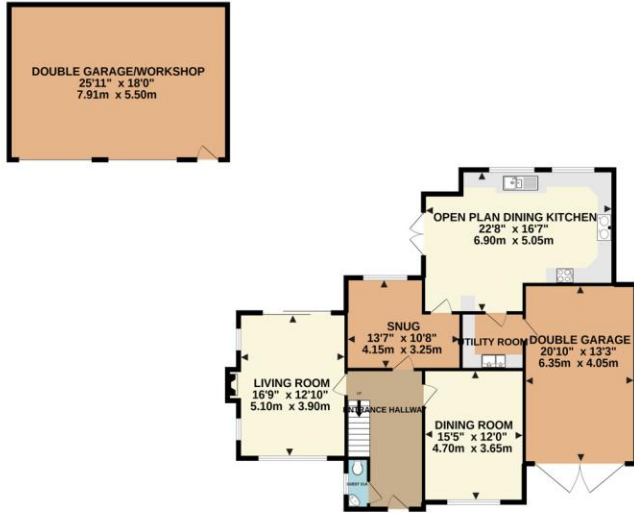




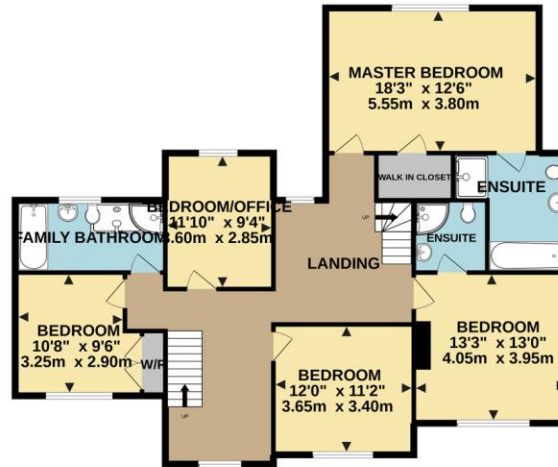




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | East Leake | Lichfield | Loughborough
 Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



