

Beacon Street

Lichfield, Staffordshire, WS13 7BH

John 
German







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£525,000

An Edwardian semi detached house of character and generous size occupying a superb plot of approx. 0.23 of an acre in this sought after and convenient area of Lichfield.

A rare purchasing opportunity in Lichfield to acquire a substantial semi detached period property and garden that whilst in need of some updating nevertheless offers exciting potential to create an exceptional home of character and distinction. Keen gardeners will love the rhododendron stocked borders and the many special features and vistas on offer. The property has secondary glazing to most rooms and many have original cast iron radiators.

With a raised position above Beacon Street, there are several steps leading to the front main entrance which opens into a long traditional reception hall with panelled walls, original doors to all rooms, high level ceiling, spindle balustraded stairs to first floor and walk-in under stairs doaks cupboard.

Leading off the hall is a front facing sitting room with a wide bay window, ceiling cornice and traditional fireplace surround with an open fire. A separate and large dining room is positioned to the rear of the sitting room and has views and direct access to the garden, feature wall and ceiling beams, a traditional brick fireplace with a gas fire in an inglenook surround and a high level ceiling and plate rack.

In keeping with its age, the property has a good sized breakfast room with a garden facing bay window, fitted gas fired central heating boiler, original servants bells display box and a walk-in pantry store with shelving. Leading directly off the breakfast room is the kitchen with a range of base and wall units, worktops and splash back tiling, stainless sink unit, electric cooker, refrigerator and washing machine to be included in the sale.

On the first floor a split level and part galleried landing gives access to the four bedrooms and family shower room/wet room. The front facing master bedroom spans the full width of the house and has two windows including a bay and is very generous in overall size. Bedroom two is a double sized rear aspect room with fitted original bedroom fireplace, bedroom three is a further rear facing double sized room with a cast iron bedroom fireplace and bedroom four is a side facing single bedroom that also houses the airing cupboard. Conveniently placed for all bedrooms, the family shower room has been converted to a wet room and offers a modern white suite and fittings to comprise showering area, low level WC and wash hand basin/vanity unit. A generous loft space provides scope for conversion (subject to necessary regulations).

Outside there is a brick built garden WC, adjoining fuel store and a garden shed. Two single garages, one being of timber construction and the other is timber and steel framed with asbestos sheeting. Overall the plot size is approximately 0.23 acres and offers a shared vehicular driveway approach from Beacon Street to an off road parking area which in turn leads to a principally lawned garden to the rear and side with fenced and hedged boundaries and an absolute wealth of established shrubbery planting including a fine range of rhododendrons and many further interesting trees and plants. Undoubtedly the generous size and maturity of this garden is a special feature of the property.

Note: The property is situated within a conservation area.

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

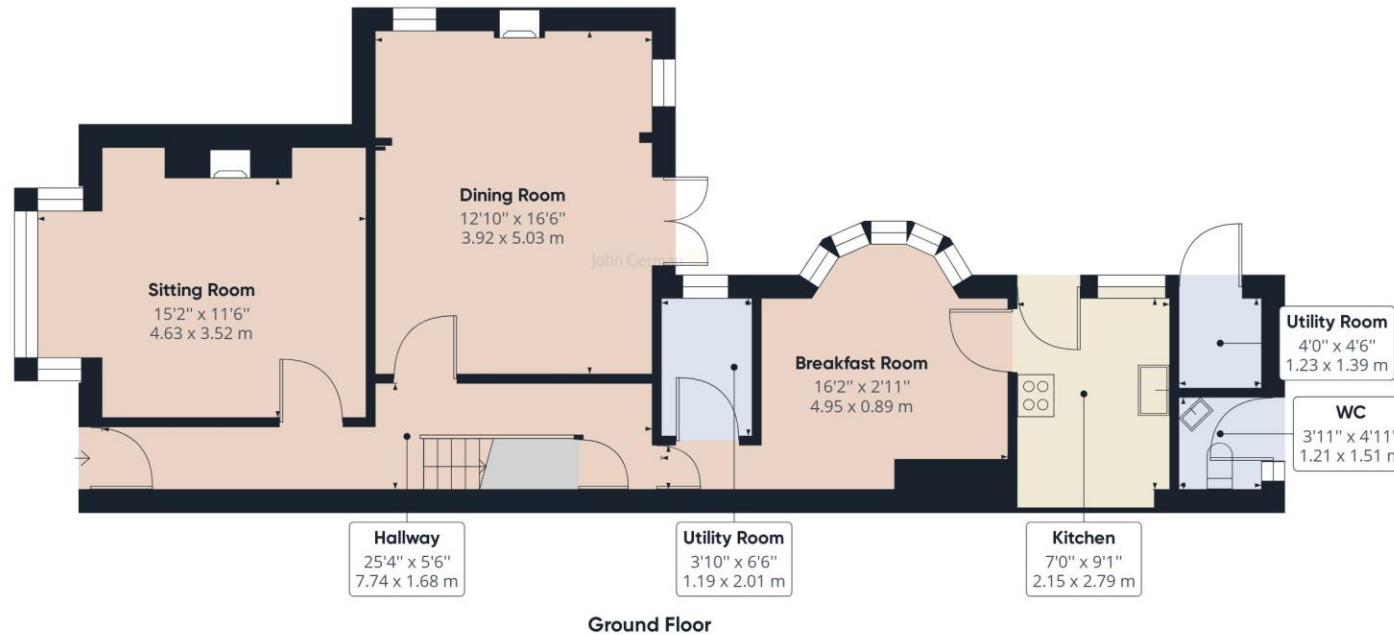
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

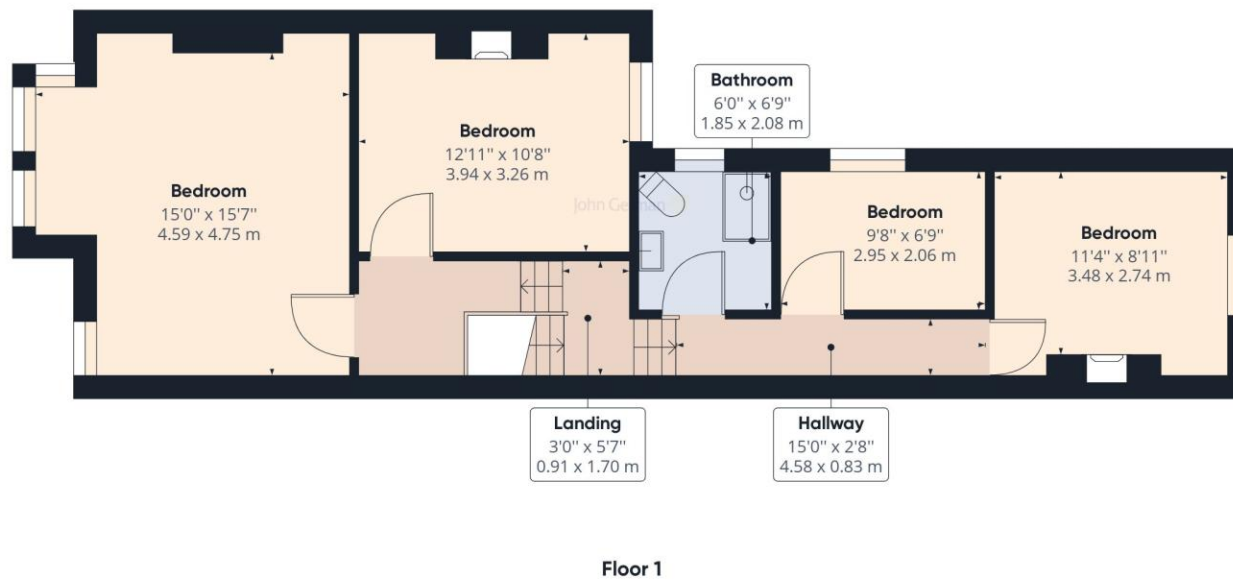
Our Ref: JGA/02062023 **Local Authority/Tax Band:** Lichfield District Council / Tax Band D







Approximate total area⁽¹⁾
 1449.14 ft²
 134.63 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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