

Beacon Street

Lichfield, WS13 7BH

John 
German





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Offers over £450,000

Finished to a show home standard throughout is this beautifully appointed three storey Georgian period terrace property occupying a desirable position on the edge of the city centre.



Since purchasing the property from John German 8 years ago the current owners have done an excellent job in transforming this property into the wonderful period home that dates back to 1850 it is today with a blend of traditional character features complemented by modern fixtures and fittings. With the property being located on Beacon Street, this gives you the luxury of being only a few minutes' walk away from Lichfield's Cathedral, Beacon Park & the city centre itself with its range of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants.

Lichfield is also a popular spot with commuters having two train stations from which there are services to destinations such as Birmingham, Bromsgrove and London Euston. For local schooling this property falls into the catchment area for Chadsmead Primary Academy and The Friary School.

The property comprises of composite entrance door opening into the light and inviting hallway with a Minton tiled style floor, carpeted stairs rising to the first floor landing with understairs storage cupboard, feature panelling to one of the walls and large built in storage cupboards. There are doors off into the living room, dining room and a useful brick vaulted cellar. To the front of the property is the welcoming living area with a uPVC glazed window to the front aspect, carpeted flooring, fireplace with Aga log burning stove and brick hearth, alcove storage cupboards & shelving and feature panelling to one of the walls. This opens to the beautiful dining area which has uPVC double glazed doors opening out onto the courtyard garden. There is engineered oak flooring, a brick inglenook fireplace with Yeoman multifuel stove, large storage cupboard and plenty of space for dining table and chairs with an opening into the beautifully finished kitchen which comprises of a range of matching wall and base units with oak worktops, a section of tiled splashbacks and a Belfast sink with mixer tap over, a range of built in appliances and space for a range style cooker. There is a uPVC glazed window to the side aspect and a door opening out onto the garden.

Upstairs on the first floor there is two spacious double bedrooms and one smaller single, ideal for a single bedroom or study. The family bathroom with comprises of herringbone style flooring, corner shower cubicle, half tiled splashbacks, bath, sink, low level WC, feature panelling to one wall with heated towel rail and an obscure uPVC double glazed window to the rear aspect.

Upstairs on the second floor there is a fantastic master bedroom with exposed brick work to one wall, mezzanine sleeping area and a further dressing room. The second floor also features further storage via a walk in loft space.

Outside the property has two gardens, the first being the fully enclosed courtyard garden with the added benefit of the home office having its own entrance, great for those looking to work from home and a second garden on an adjacent plot located outside the gate that can also be accessed via Wheel Lane, having a pergola and large shed.

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.lichfielddc.gov.uk

Our Ref: JGA/11082022

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







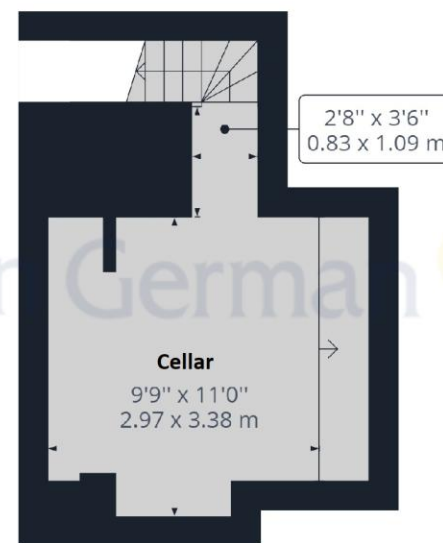
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor -1

Approximate total area⁽¹⁾

1336.12 ft²

124.13 m²

Reduced headroom

64.88 ft²

6.03 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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