

Beatrice Court

Lichfield, , WS13 6UF

John 
German





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Lichfield, WS13 6UF

£500,000

Situated within a stone's throw of Lichfield's historic city centre is this superbly appointed Grade 2 listed townhouse offering generous, high specification accommodation over three floors and is located within an exclusive courtyard development.



The Darwin is an attractive three storey townhouse situated within the popular Beatrice Court development converted by well-regarded developers Wavensmere Homes and benefits from being located within a few minutes' walk away from both Lichfield City train station and the city centre of Lichfield. The cathedral city of Lichfield offers a variety of attractions including the beautiful Beacon Park, a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families this property falls into the catchment area for St. Michael's CofE(C) Primary School and for secondary education its King Edward VI School.

The property has a fantastic blend of character features complimented by modern internal finishes and internally comprises a welcoming entrance hallway with carpeted stairs rising to the first floor landing and doors off into the ground floor accommodation.

There is a generously proportioned living room with exposed timber beam to the ceiling, two useful storage cupboards, carpeted flooring, two ceiling light points and a UPVC Double glazed window to the front aspect.

There is a beautifully fitted modern fitted kitchen with a matching range of white gloss wall and base units with various integrated kitchen appliances and French doors leading out to the rear garden. There is a separate utility space/store cupboard and a downstairs cloakroom.

Upstairs to the first floor landing there is the generous sized master bedroom with two exposed timber beams to the ceiling and a sash window to the front aspect. It also has the benefit of its own dressing room with a range of fitted wardrobes, and a luxury en-suite bathroom which is fitted with both a bath and separate shower and has underfloor heating.

On the second floor there are two further bedrooms and a luxury family bathroom, again with underfloor heating.

Outside, this home has two allocated parking spaces, which are situated right outside of the entrance of the home, with a bike store and further visitor parking available. There is also CCTV covering the security gate.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced in 2019 for a term of 125 years with currently 120 years remaining. Ground rent £300 per annum. Service charge £1400 per annum.

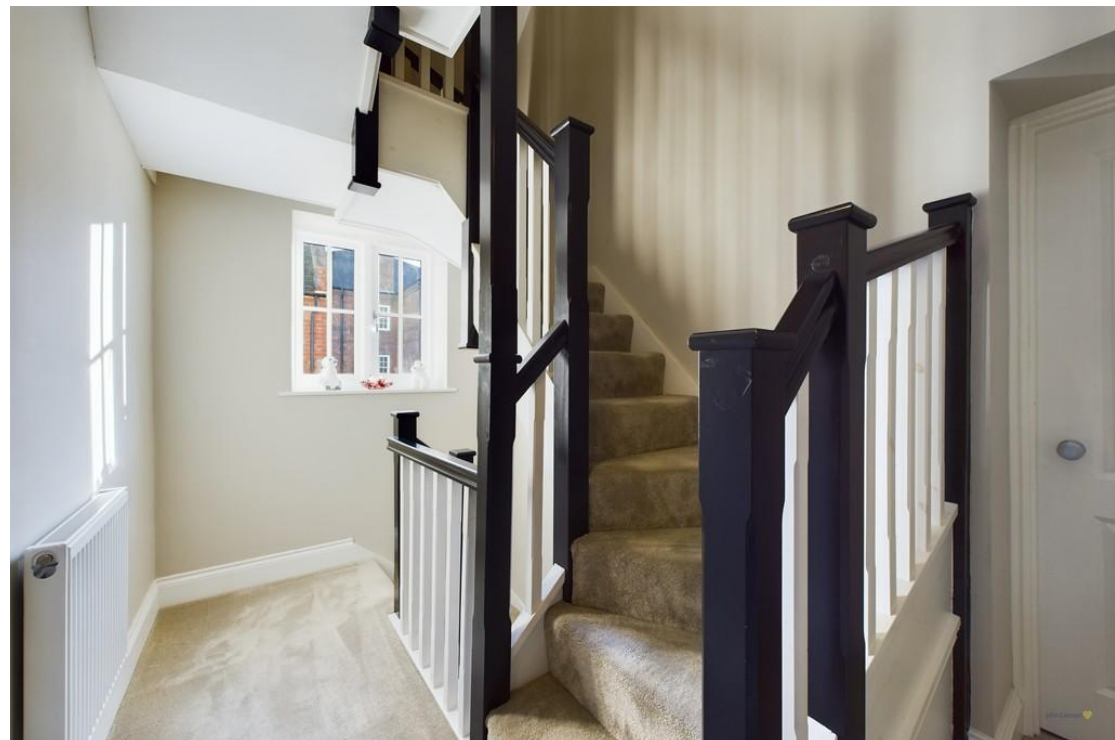
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

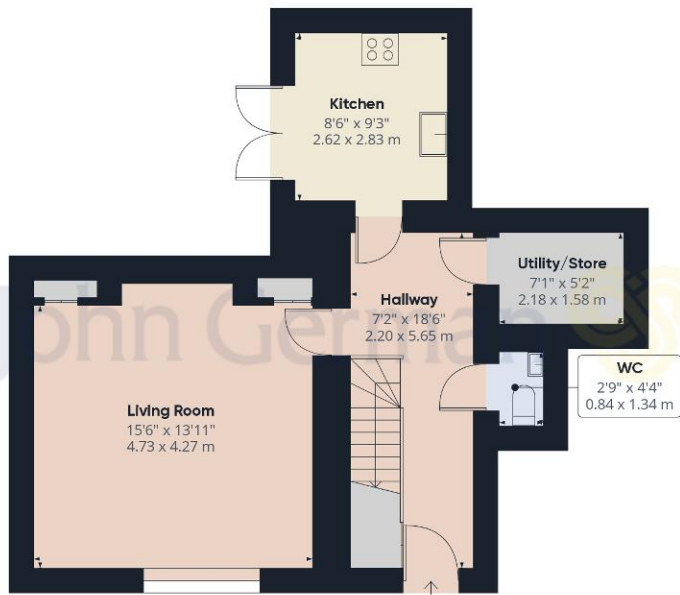
Our Ref: JGA/21122023

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

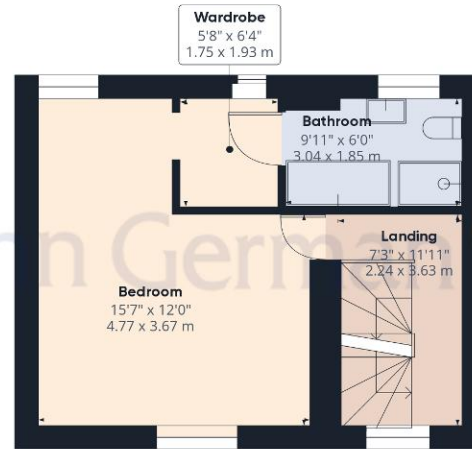
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Ground Floor



Floor 1



Floor 2

Approximate total area⁰

1452.21 ft²
134.91 m²

Reduced headroom

95.83 ft²
8.9 m²

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.

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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	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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