

# Beech Gardens

Lichfield, WS14 9EB

John German






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£210,000



Cash buyers only for this Airey non standard construction three bedroom semi detached house standing on a superb garden plot within minutes of the city centre, station and schools including King Edwards.

A comfortable, well appointed and much loved home set within a lovely mature garden and having views of the famous three spires of Lichfield Cathedral.

Priced to reflect its non standard construction, the property is gas centrally heated and uPVC double glazed throughout and offers a porch entrance that then leads into a spacious reception hall with stair leading off to the first floor.

Positioned overlooking the rear garden, the most attractively presented full width lounge/dining room has a feature fireplace and gas coals fire, laminate flooring and double doors that lead out into a large uPVC double glazed conservatory which has lovely private views and access to the south facing garden.

With views overlooking an open green and the cathedral spires in the distance, the front facing kitchen has a range of timber finished base and wall units, contrasting worktops, stainless steel sink unit, built in cooker, hob and extractor hood, appliances spaces for a fridge, freezer and washing machine.

On the first floor, a light and bright landing gives access to the three bedrooms and family bathroom. Bedrooms one and two are double sized rear facing rooms and bedroom three is a front facing smaller double or single room.

The family bathroom has a white and chrome modern suite with partial tiling to include a bath, low level WC and wash hand basin.

Outside, close by off road and roadside parking is available and convenient. There is a lawned and shrubby stocked front garden with side garden gate giving access to a generously sized southerly facing rear garden which is very privately screened and has many mature shrubs and hedging together with a main lawn, stone paved patio, sleeper edged borders, two substantial timber built garden chalets and two original brick built outbuildings – utility/outside WC and adjoining garden store room.

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

**Property construction:** Non standard – Airey built

**Parking:** Roadside

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band A

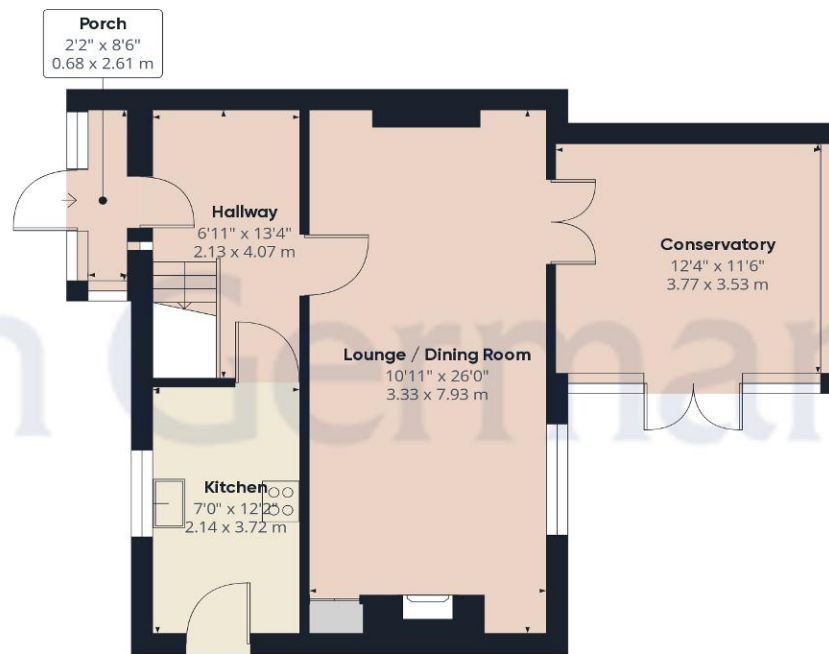
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09022024

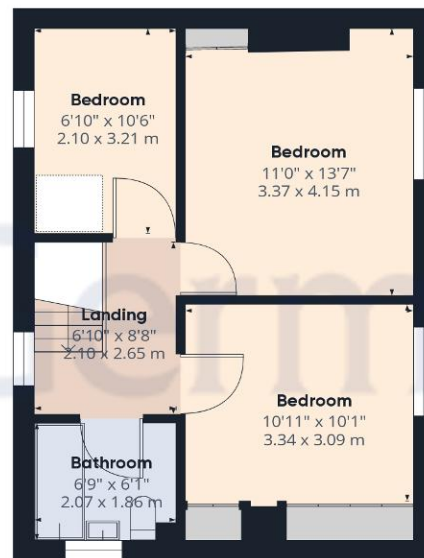
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1055.2 ft<sup>2</sup>  
98.03 m<sup>2</sup>

(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

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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