

Friary House

Patrick Mews, Lichfield, WS13 7BF



A luxury grade II listed duplex apartment situated in the Former Friary School in Lichfield.

£300,000



John German

John German are delighted to offer to the market this beautifully presented two bedroom luxury duplex apartment. Located in the Grade II listed former Friary School off Beacon Street, a historic building dating back to approximately 1893. This unique conversion benefits from ample parking and communal grounds and having good access to Lichfield city centre, local amenities and Beacon Park. The city centre offers 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 Chadsmead Primary Academy and for secondary education it's the Friary High School.

Located just off Beacon Street, Friary House is part of a clever conversion completed around 2002 by Crest Homes. This lovely duplex apartment is very well presented with natural flooring, double glazed sash windows, gas central heating, high ceilings and has a very spacious feel. The lower accommodation has two bedrooms which are warm in the winter but lovely and cool in the summer and there is a very stylish and contemporary bathroom.

The property is approached via the front garden path which leads to the private entrance door with double glazed over light leading into a spacious reception hall with natural wood flooring, central heating radiator, high ceiling with coving and balustraded stairs descending to lower floor accommodation. The guest cloakroom has a wash hand basin, low level WC, extractor fan and central heating radiator.

From the welcoming hallway, double doors lead into an impressive and spacious living and dining area having a high ceiling with coving, two ceiling light points, natural wood flooring and two double glazed sash windows to the side aspect. A door leads into the kitchen which has a bright and airy feel having three double glazed windows to the side and rear elevations. There is a contemporary range of matching wall and base units with laminate work tops over, a stainless steel one and a half bowl sink, tiled splash backs and space for various kitchen appliances.

Leading from the reception hall, balustraded stairs descend to a lower hallway presently used as a home office/study area, ideal for those looking to work from home. There is the benefit of a deep under stairs storage cupboard and a second built in cupboard for further storage.

The master bedroom has a double glazed sash window to the side elevation, carpeted flooring and a double door built in wardrobe. A recently refitted luxury en suite shower room has a large double shower with rainfall shower, chrome style heated towel rail, wash hand basin, low level WC, mirrored wall cupboard and spotlights to the ceiling.

Bedroom two is also a double bedroom with double glazed sash window to the side elevation, carpeted flooring and a double door built in wardrobe.

The main family shower room has a double walk in glass shower enclosure, tiled walls, low level WC, wash hand basin with fitted cupboard and spotlights to the ceiling.

Outside - There are communal grounds to the front and side all maintained by the management company. Ample parking for residents lies to the front, side and rear of the building.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 1st January 2000. Ground rent is £250 per annum. Service charge is £162 per calendar month.

Property construction: **Parking:** Residents
Electricity supply: Mains **Water supply:** Mains
Sewerage: Mains **Heating:** Gas

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

Broadband type: ADSL copper wire

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 C

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

Our Ref: JGA/280524

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL
 01543 419121
 lichfield@johngerman.co.uk

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