

Offers Over £850,000

Jayman
www.jayman.co.uk

Estate Agents



Nether Beacon

Lichfield, WS13 7AT

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Jayman are delighted to offer a fantastic opportunity to purchase a five bedroom family home on the ever popular Nether Beacon in Lichfield.

Woodmuir is an established five bedroom detached family home on a large plot offering a huge amount of potential to renovate and extend (subject to planning).

This property is offered without a chain.

Please contact Jayman for further information or to arrange a viewing.

Living Room 15'8" x 16'7" (4.78 x 5.07)

Dining Room 11'5" x 17'2" (3.5 x 5.25)

Kitchen 10'5" x 13'5" (3.19 x 4.1)

Study 7'9" x 12'7" (2.38 x 3.86)

Utility 18'5" x 8'4" (5.63 x 2.55)

FIRST FLOOR

Master Bedroom 18'6" x 12'11" (5.66 x 3.95)

En-suite bathroom off this bedroom

Bedroom 2 15'9" x 12'3" (4.81 x 3.74)

Bedroom 3 10'11" x 12'6" (3.35 x 3.82)
En-suite shower room off this bedroom.

Bedroom 4 11'6" x 14'1" (3.51 x 4.31)

Bedroom 5 9'9" x 10'2" (2.99 x 3.12)

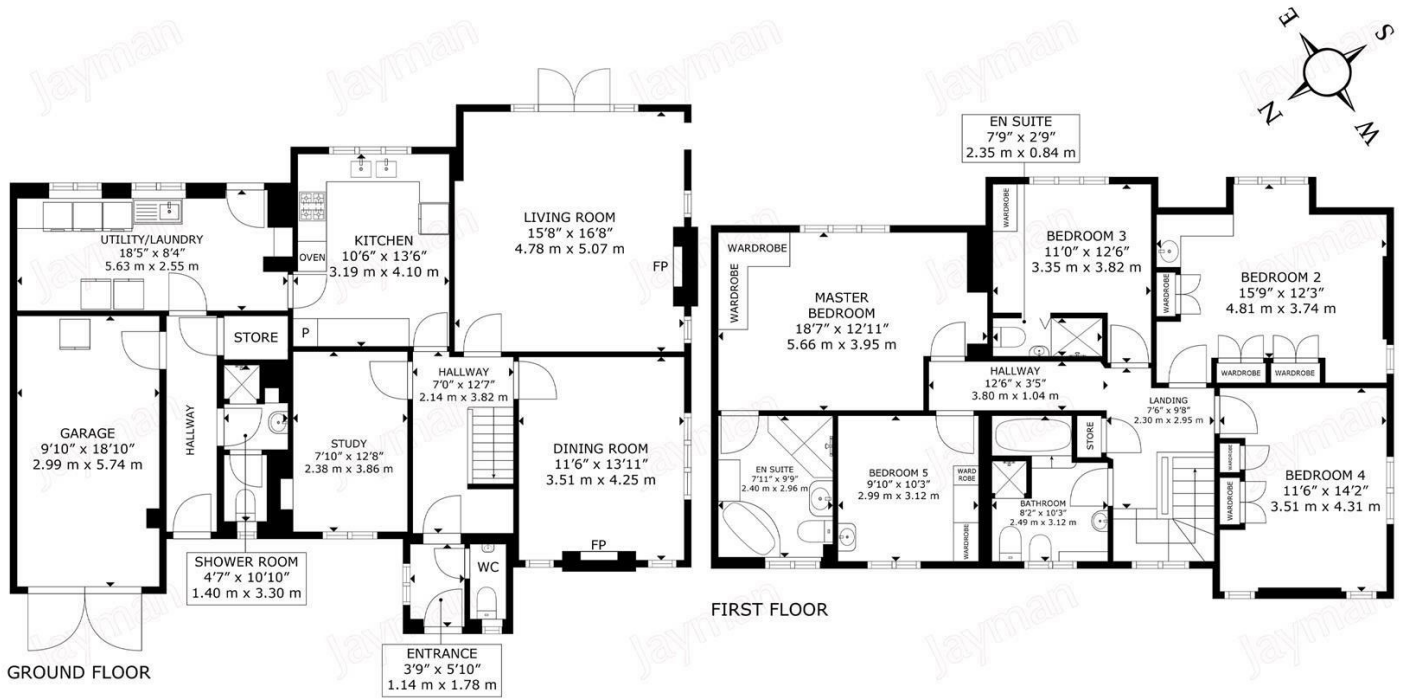
Substantial rear garden

In and out driveway

Detached Garage



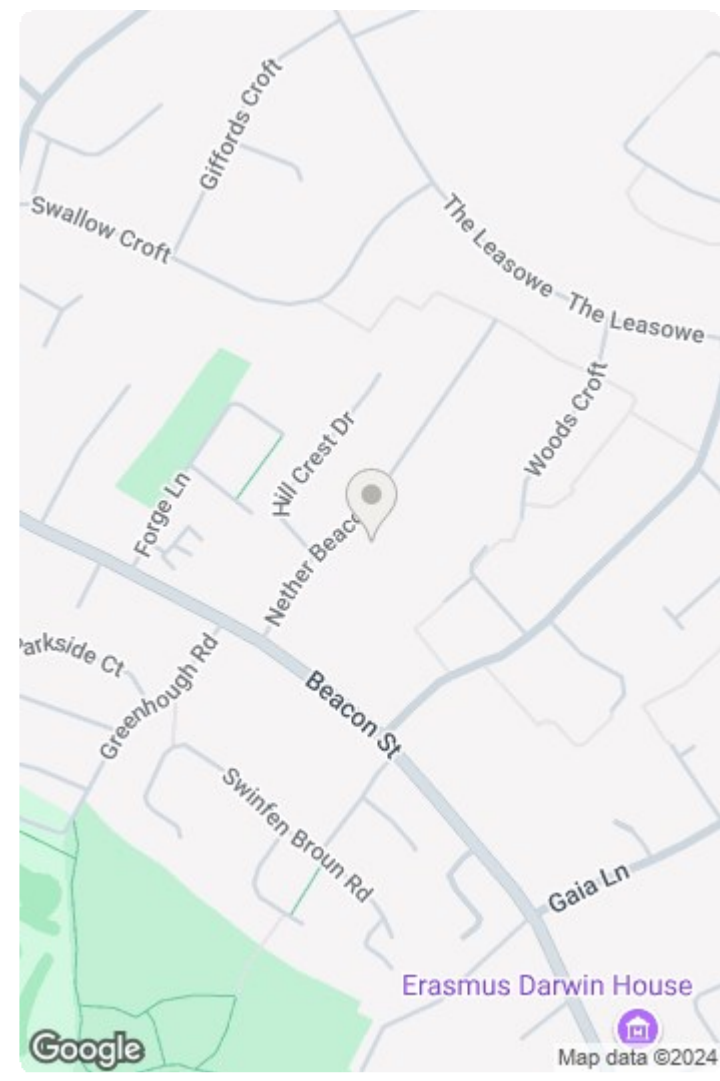
REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Jayman
Sales & Lettings

GROSS INTERNAL AREA
TOTAL: 226 m²/2,436 sq ft
GROUND FLOOR: 103 m²/1,114 sq ft, FIRST FLOOR: 105 m²/1,137 sq ft,
EXCLUDED AREA: GARAGE: 17 m²/185 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

360
PICTURE UK



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

