

# Beacon Mews

Beacon Street, Lichfield, WS13 7AQ



A spacious two bedroom ground floor apartment offered to the market with no onward chain situated within walking distance of Lichfield Cathedral and city centre.

£250,000



John German 

Outside, to the rear of the property there is a communal courtyard with allocated and visitor parking, a wonderful patio seating area and a covered entrance way leading to the front door of this apartment.

This spacious ground floor apartment comprises a n entrance hallway with two storage cupboards and doors leading off to the family bathroom, bedrooms and living room.

The master is a spacious double bedroom, having a beautiful double glazed sash window to the front aspect looking out onto Beacon Street, carpeted flooring, radiator, and an en-suite shower room comprising a fully tiled double shower cubicle with mains shower, wash hand basin and low level WC.

Bedroom two is a further double bedroom with a timber double glazed sash window to the side aspect overlooking the communal garden, radiator and carpeted flooring.

In addition to the master bedroom having its own en-suite, the family bathroom comprises a panelled bath, low level WC and wash hand basin with part tiled walls, radiator and carpeted flooring.

Completing this apartment is the wonderful living room with a timber double glazed sash window, an entrance door to the rear allowing access onto Beacon Street and an opening into the kitchen. The kitchen has a sash window to the side aspect, spotlights to the ceiling and is fitted with a range of wall and base units with roll top surfaces, tiled splashbacks, stainless steel sink with mixer tap over and a range of integrated appliances.

Please note that as well as steps, there is also alternative level access.

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

**Property construction:** Brick

**Parking:** Allocated

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

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

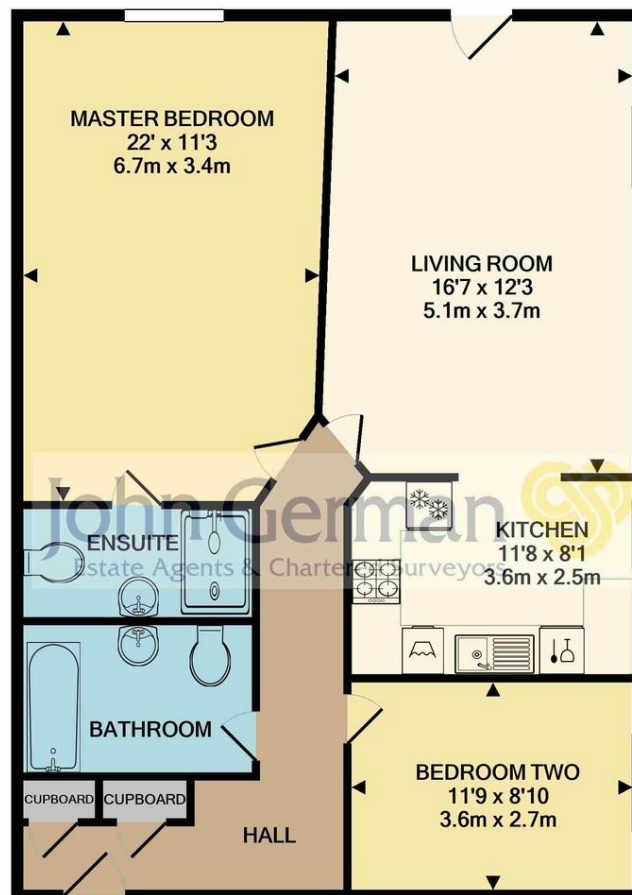
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/18032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 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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