

Beechfield Rise

Lichfield, WS13 6EL



Offered with no upward chain is this superbly appointed and extended detached bungalow nestled down a quiet cul-de-sac located within a few minutes walk from Lichfield city centre.

£400,000



John German

This extended detached bungalow is being offered to the market with no upward chain and sits proudly towards the end of a quiet cul-de-sac located just a few minutes' walk from the very centre of Lichfield. This impressive bungalow in Beechfield Rise boasts consistent generous room sizes and very private, well maintained front and rear gardens along with a driveway providing off-road parking for two/three vehicles plus a garage with power, lighting and heating.

The city centre itself hosts a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road. Lichfield is home to two train stations including Lichfield City and Trent Valley Station where there are services to Bromsgrove, Birmingham, London Euston along with many more destinations.

Internally the property comprises of a uPVC entrance door with glazed side panels opening into the porch area with a further obscured uPVC double glazed door and side panels leading into the welcoming hallway. The hallway acts as the central hub of the home with wooden style flooring, storage/broom cupboard and doors off into the two bedrooms, kitchen, shower room and living room.

Both bedrooms are well proportioned double bedrooms and each have fitted wardrobes, carpeted flooring and uPVC double glazed windows to the front aspect.

The shower room comprises of floor to ceiling tiles, a large double unit walk in shower with electric shower, low level WC, wash hand basin set in a vanity unit with storage below, spotlights to the ceiling, an airing cupboard housing the boiler and an obscured uPVC double glazed window to the side aspect.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, undercabinet lighting, tiled splashbacks, inset stainless steel sink with drainer, fitted double oven with induction hob and extractor above along with space and plumbing for a washing machine, space for a free standing fridge freezer and an additional storage cupboard. There is a uPVC double glazed window to the rear aspect overlooking the garden, a uPVC door to the side aspect and a ceiling light point.

The first of two spacious reception rooms is the living room with carpeted flooring, various wall light points, feature gas fireplace, uPVC double glazed French doors opening out onto the rear garden. An arched door leads into the second spacious reception room which is a superb extension providing a generously sized additional reception room which is a light and versatile space having tiled flooring, large windows to the front and side aspects, two ceiling light points and a door leading out to the rear.

Outside - To the front is a paved area providing either a seating area or parking space for a small car alongside a block-paved driveway providing off-road parking and access into the garage which has an up and over door, a uPVC double glazed window to the rear, power, lighting and a radiator providing heating. The generously sized private rear garden is laid mainly to lawn with a variety of different plants and shrubs along with a garden shed.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

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

Our Ref: JGA/01082025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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