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# Lower Sandford Street, Lichfield

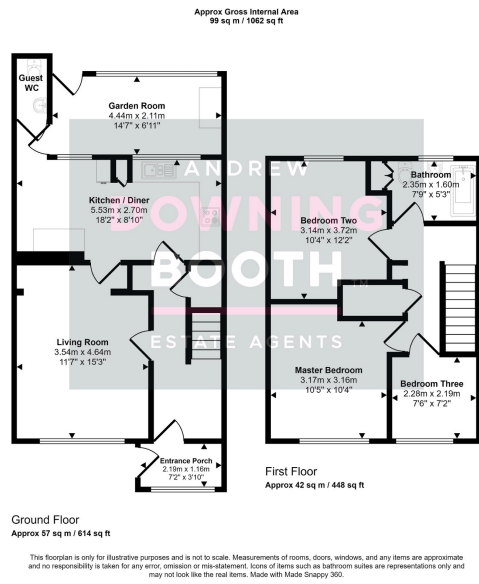
£315,000

3 1 2



A truly beautifully presented three bedroom home in the centre of Lichfield, opening out on to the scenic and tranquil Beacon Park. This fabulous terraced property in Lower Sandford Street comes to the market with a significant amount to boast, from its extremely desirable and quiet location with Beacon Park on the doorstep, to its immaculate presentation and favourable layout. Location wise, not only is Beacon Park the first thing you'll see when you open the front door, but the property also benefits from being just 0.3 miles from city centre, with various bars, restaurants, major supermarkets and Lichfield City train station all easily accessible. The accommodation itself is set across two floors, with a through entrance hall, living room, stunning kitchen/diner, garden room and guest WC all to the ground floor, whilst the three main bedrooms and family bathroom occupy the first. Low maintenance gardens sit to both the front and rear with residents' parking available via the acquisition of a parking permit from Lichfield City council. Properties of this exceptional quality and in such a truly fabulous location do not present themselves often; a viewing is essential to appreciate all that's on offer.





- Three Bedroom Terraced Property
- Beautifully Presented Throughout
- Stunning Kitchen/Diner, Living Room & Garden Room
- EPC Rating: D
- Opening Out To & Overlooking Beacon Park
- Just 0.3 Miles From City Centre
- Low Maintenance Gardens To Front & Rear
- Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		