





# Beaconsfield House, Sandford Street, Lichfield - City Centre Location

£165,000

1 1 1





A beautifully presented and high specification one bedroom ground floor apartment, nestled right in the heart of Lichfield's thriving and historic city centre.

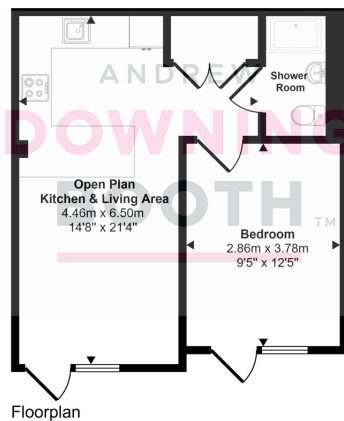
Built in just 2023 by a local developer that pride themselves on the calibre of the finish provided, this superb property sits just a stone's throw from the award-winning Beacon Park, whilst various upmarket bars/restaurants, Lichfield Cathedral, major supermarkets, highly regarded schools and transport links are also right on the doorstep; notably Lichfield City train station within a short walk, providing a direct line to Birmingham and other surrounding areas, whilst within only a short drive is Lichfield Trent Valley train station, offering a direct trip to London Euston in as little as one hour and thirteen minutes.

The accommodation boasts luxury open-plan living and touches of quality throughout, including beautiful herringbone flooring and high grade materials. A very attractive and contemporary kitchen (with various integrated appliances and quartz worktops) is complimented by a tasteful and generous living space, whilst there is a good size bedroom that opens out to a privately owned terrace area, and a stunning shower room with Ideal Standard sanitary-ware.

First/second time buyers, investors and downsizers alike; this gorgeous apartment offers something for just about everyone, with the standard of the interior and incredible position being as they are. We must advise booking in a viewing at your earliest convenience in order to avoid disappointment.



Approx Gross Internal Area  
38 sq m / 408 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Luxury One Bedroom Ground Floor Apartment
- High Specification Appliances & Quartz Worktops
- Open Plan Breakfast Kitchen & Living Area
- Long Lease
- EPC Rating: B
- Nestled Right In The Heart Of Lichfield's City Centre
- Stunning Contemporary Shower Room
- Herringbone Flooring Throughout
- Virtual 360 Degree Tour Available
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	