



## 5 Nether Beacon, Lichfield, WS13 7AT

Offers in the region of £1,250,000

- \*\* NO UPWARD CHAIN \*\*
- Three Reception Rooms
- Cathedral Views
- Detached Residence
- Open Plan Kitchen/Diner
- Seven/Eight Bedrooms
- Detached Garage

## 5 Nether Beacon, Lichfield WS13 7AT

A Fabulous family residence situated in the heart of Lichfield City centre. A thoroughly impressive, three storey dwelling and boasting up to eight bedrooms. Occupying an enviable position on one of Lichfield's finest addresses within easy walking distance of Lichfield Cathedral School and the City Centre, this extensive home offers enormously flexible accommodation with three reception rooms on the ground floor accompanied by a spacious kitchen dining and family room, a ground floor additional reception/ bedroom suite, elegant hallway, guest cloakroom and utility. The upper floors are even more impressive with five bedrooms and three bathrooms radiating from a spacious landing and study space on the first floor, the principal bedroom boasting en suite bathroom and walk in wardrobe, and then two further bedrooms, large amounts of storage and a bathroom on the second floor.

Externally the property has the rare benefit of extensive gardens with 'an in out' driveway to the front and gated driveway access to the side leading down to a detached double garage and workshop with electric Hormann roller doors and a large loft space above. The rear garden has a large expanse of lawn perfect for a family and an ample patio entertaining area.

Viewing is essential to appreciate the sheer size and charming nature of this property, its enviable location and ease of access to the City Centre via some of Lichfield's most picturesque walking routes.



Council Tax Band: G





Entrance Hall

Living Room

16'8" x 12'9"

Dining Room

15'5" x 11'9"

Snug

15'5"(max) x 10'9"

Reception/Bedroom 8

16'4" x 13'1"

Shower Room

9'6" x 4'3"

Family Kitchen/Diner

22'7" x 16'8"

Utility

6'6" x 5'10"

Ground Floor WC

Stairs to First Floor

Bedroom 1

18'0" x 12'5"

En Suite

10'5" x 9'6"

Walk-in Wardrobe

Bedroom 2

13'1" x 13'1"

En Suite

6'10" x 6'2"

Bedroom 3

13'9" x 11'5"

Bedroom 4

12'9" x 10'9"

Bedroom 5

11'9" x 9'6"

Bathroom

12'9" x 5'10"

Stairs to Second Floor

Bedroom 6

18'4" x 16'4"

Bedroom 7

19'0" x 8'2"

WC

11'1" x 9'2"

Loft Storage

Garage

25'11" x 18'0"









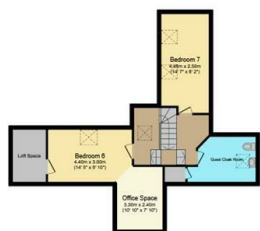
## Ground Floor

Floor area 123.6 m<sup>2</sup> (1,331 sq.ft.)



## First Floor

Floor area 116.1 m<sup>2</sup> (1,250 sq.ft.)



## Second Floor

Floor area 56.7 m<sup>2</sup> (610 sq.ft.)

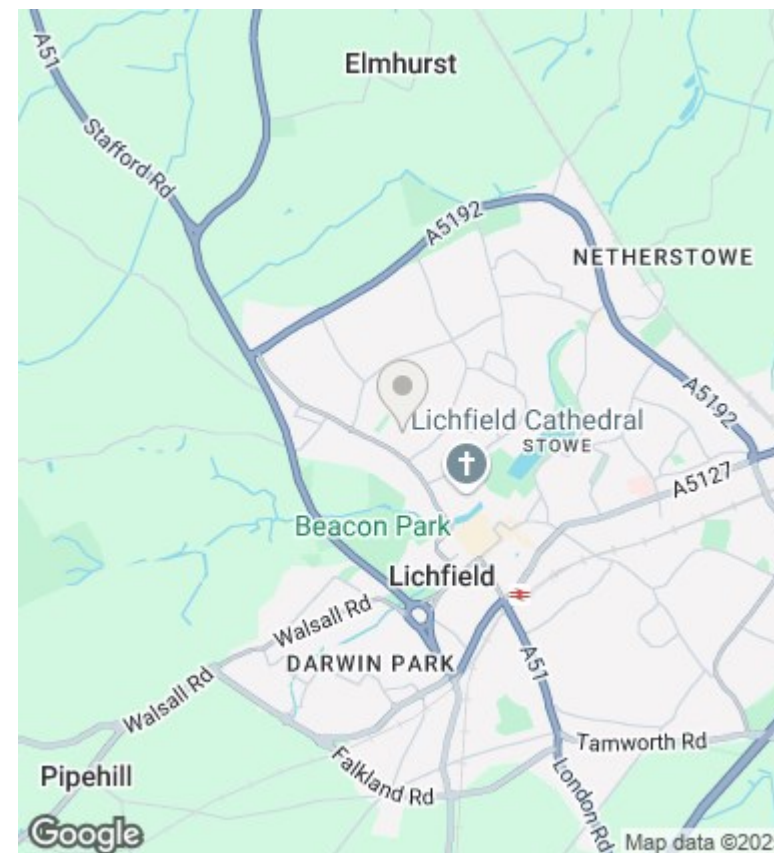


## Garage

Floor area 43.5 m<sup>2</sup> (468 sq.ft.)

TOTAL: 340.0 m<sup>2</sup> (3,659 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Directions

## Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(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	