

BEACONSFIELD HOUSE

10 SANDFORD STREET, LICHFIELD, WS13 6QA



SIDLEYPIPER



Sidley Piper Homes
specialise in individual,
bespoke properties
of the highest quality



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Sidley Piper Homes is a privately-owned homebuilder that specialises in individual, bespoke properties of the highest quality. Each of its developments is designed to suit the location and to offer a luxury alternative to the discerning homebuyer.

Sidley Piper Homes is passionate about delivering exacting standards of craftsmanship, design and specification. Building homes for today, tomorrow and many years to come.

Beaconsfield House Development

Beaconsfield House is an exclusive development of 28 new build city apartments and a ground floor retail unit. A collection of one- and two-bedroom apartments. Each apartment features open plan kitchen dining areas with a high specification kitchen, branded appliances, and luxury bathrooms. These stylish apartments are situated in the heart of Lichfield, close to local amenities, bars and restaurants, parks and transport links direct to Birmingham and London.

These urban dwellings overlook the historic Lichfield Cathedral. With several third-floor apartments featuring Juliette balconies overlooking the scenic city of Lichfield.

With help to buy available on this development, these apartments are perfect for first time buyers looking to get on the property ladder.



BEACONSFIELD
HOUSE

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Living in Lichfield

The city of Lichfield is located in the county of Staffordshire in the West Midlands. Just a stones throw from the A38, connecting Lichfield to Alrewas, Sutton Coldfield and Birmingham. Close to the M6 toll with direct routes to the north of the country. Lichfield is host to the famous three-spired medieval cathedral, this historic listed building overlooks scenic grounds and the city.

Lichfield's historic streets are lined with tempting shops, from high street favourites to unique independent boutiques. Lichfield has a diverse range of award-winning pubs, bars, and restaurants. Perfect for evening entertainment.

There are many parks, gardens, and open spaces in the city. The city centre park is Beacon Park, which has perfect attractions for children. There are a range of community events and activities held throughout the year, ideal for family living. With train routes direct to Birmingham and London.

The city is perfectly located for commuters.

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LICHFIELD CATHEDRAL

TESCO EXTRA

ALDI

TESCO PETROL STATION

BEACON PARK, GARDENS, GOLF & TENNIS

THREE SPIRES SHOPPING CENTRE

GREEN HILL HEALTH CENTRE

BEACON PARK VILLAGE

LICHFIELD GARRICK THEATRE

MICHAEL'S C OF EC PRIMARY SCHOOL

FESTIVAL GARDENS

STAFFORDSHIRE UNIVERSITY

LICHFIELD CITY TRAIN STATION

ST JOSEPH'S RC PRIMARY SCHOOL

THE FRIARY

QUEEN'S CROFT HIGH SCHOOL

Location Information & travel times



Lichfield Town Centre

5 mins

Amenities

5 mins

Schools

6 mins

Train Stations

7 mins



A38

7 mins

M6 toll

10 mins

Birmingham City Centre

30 mins

Manchester

1.5 hours

London

3 hours



Sutton Coldfield

20 mins

Birmingham

45 mins

London

1.5 hours

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- 1. Apartments
- 2. Secure car park
- 3. Open air car park
- 4. Bicycle shelter
- 5. Retail unit
- 6. Refuse store



An exclusive
development of
28 new build city
apartments



Modern open plan living,
designer kitchens and
stylish bathrooms



Beaconsfield House



Ground Floor

Parking
Retail unit
Plant room
Apartments 1-4

First Floor

Apartments 5-12

Second Floor

Apartments 13-20

Third Floor

Apartments 21-28

Ground Floor



	Area	Lounge/dinner	Bathroom	Bedroom 1	Bedroom 2
Apartment 1	50 SQ M - 542 SQ FT	W 4.2M X L 6.3M / W 13.8 FT X L 20.5FT	W 1.8M X L 2.3M / W 6FT X L 7.5FT	W 3.5M X L 4.0M / W 11.5FT X L 13FT	-
Apartment 2	40 SQ M - 425 SQ FT	W 3.1M X L 6.8M / W 10.2FT X L 22.4FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 2.9M X L 4.5M / W 9.5FT X L 14.7FT	-
Apartment 3	40 SQ M - 435 SQ FT	W 3.1M X L 6.8M / W 10.2FT X L 22.4FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 2.9M X L 4.5M / W 9.5FT X L 14.7FT	-
Apartment 4	65 SQ M - 703 SQ FT	W 3.3M X L 6.5M / W 10.8FT X L 21.3FT	W 2M X L 1.4M / W 6.5FT X L 4.6FT	W 3.5M X L 4.1M / W 11.5FT X L 13.5FT	W 3M X L 4.2M / W 9.8FT X L 13.8FT

First Floor



	Area	Lounge/dinner	Bathroom	Bedroom 1	Bedroom 2
Apartment 5	53 SQ M - 576 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 6	53 SQ M - 576 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 7	53 SQ M - 567 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 8	54 SQ M - 586 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 9	52 SQ M - 562 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 10	52 SQ M - 556 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 11	39 SQ M - 422 SQ FT	W 3.1M X L 5.7M / W 10.2FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.1M X L 3.4M / W 10.2FT X L 11.2FT	-
Apartment 12	66 SQ M - 709 SQ FT	W 5.3M X L 5.7M / W 17.4FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.5 X L 3.4M / W 11.5FT X L 11.2FT	W 3.3M X L 3.4M / W 10.8FT X L 13.1FT

Second Floor



	Area	Lounge/dinner	Bathroom	Bedroom 1	Bedroom 2
Apartment 13	53 SQ M - 576 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 14	53 SQ M - 576 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 15	53 SQ M - 567 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 16	55 SQ M - 588 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 17	52 SQ M - 562 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 18	52 SQ M - 556 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 19	39 SQ M - 422 SQ FT	W 3.1M X L 5.7M / W 10.2FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.1M X L 3.4M / W 10.2FT X L 11.2FT	-
Apartment 20	66 SQ M - 709 SQ FT	W 5.3M X L 5.7M / W 17.4FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.5 X L 3.4M / W 11.5FT X L 11.2FT	W 3.3M X L 3.4M / W 10.8FT X L 13.1FT

Third Floor



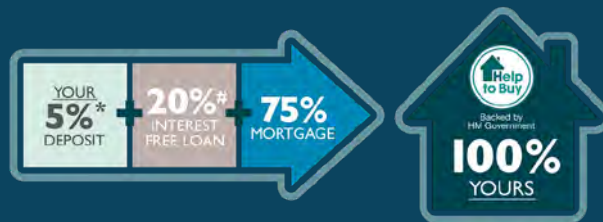
	Area	Lounge/dinner	Bathroom	Bedroom 1	Bedroom 2
Apartment 21	48 SQ M - 517 SQ FT	W 5M X L 5.5M / W 16.4FT X L 18FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 4.2M X L 2.9M / W 13.8FT X 9.5FT	-
Apartment 22	48 SQ M - 517 SQ FT	W 5M X L 5.5M / W 16.4FT X L 18FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 4.2M X L 2.9M / W 13.8FT X 9.5FT	-
Apartment 23	48 SQ M - 517 SQ FT	W 5M X L 5.5M / W 16.4FT X L 18FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 4.2M X L 2.9M / W 13.8FT X 9.5FT	-
Apartment 24	47 SQ M - 505 SQ FT	W 4.7M X L 5.4M / W 15.4FT X L 17.7FT	W 1.5M X L 2.1M / W 4.9FT X L 6.9FT	W 4.2M X L 2.9M / W 13.8FT X 9.5FT	-
Apartment 25	52 SQ M - 562 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 26	52 SQ M - 556 SQ FT	W 3.2M X L 5.7M / W 10.5FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT	W 3.0M X L 3.4M / W 9.8FT X L 11.1FT
Apartment 27	39 SQ M - 422 SQ FT	W 3.1M X L 5.7M / W 10.2FT X L 18.7FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.1M X L 3.4M / W 10.2FT X L 11.2FT	-
Apartment 28	49 SQ M - 532 SQ FT	W 6.1M X L 5.8M / W 20FT X L 19FT	W 1.5M X L 2.3M / W 4.9FT X L 7.5FT	W 3.3M X L 3.4M / W 10.8FT X L 11.2FT	-

Help to buy

Help to buy is available when purchasing a Sidley Piper Home.

With just a 5% deposit you could purchase your dream home through Sidley Piper and Help to Buy.

Here is an example of a Help to Buy government equity loan based on a new home with a purchase price of £250,000.



Buyer deposit £12,500 5% deposit

You'll only need a 5% deposit to qualify

Government equity loan £50,000 20% Government Loan

You'll receive a government loan of up to 20%, which can be repaid at any time or on the sale of your property, interest free for the first 5 years

Buyer mortgage £187,500 75% Mortgage

You may only need to secure a 75% mortgage – qualifying for some of the best mortgage rates around.

Eligibility for Help to Buy: Equity Loan

Help to buy is available for any new build home buyer – subject to approval

You need to be a first time buyer

Purchasing a new home up to a price of £255,600

You must have a deposit with a minimum value of 5% of the full purchase price of the property

You could receive a government loan of up to 20%

You must arrange a repayment mortgage valued at between 25% and 75% of the full market value of the new home

You must be able to evidence that you can afford the repayments on the equity loan and all other outgoings.

For more details please visit the below website:
<https://www.ownyourhome.gov.uk/scheme/help-to-buy-2021-2023/>

Specification

The highest levels of design and specification are what elevate Beaconsfield House to be somewhere truly special to live. From beautiful open plan kitchens with branded appliances to stunning bathrooms with modern chrome fitting, these are perfect city apartments.

20mm quartz worksurfaces and splashbacks

Bosch integrated appliances or equivalent

Bosch 60mm induction hob

Integrated fridge freezer, dishwasher
and washer/dryer

Brushed satin chrome socket and switches

Vardo brassware to bathrooms

Ideal Standard sanitary wear

Half height tiles to bathrooms

Choice of carpets to bedrooms

Brushed satin internal ironmongery

Video intercom

Electric central heating

Choice of 14mm engineered oak
wood flooring to living areas



Your new home is beautiful. Now you can make it smart too.

Your home comes with a unique portal called SELECT. Within the portal are the latest smart technology solutions designed specifically for your home.

When you choose your Sidley Piper home you'll receive a unique code to access the portal for that property and discover a world of smart features that will bring your home to life.

 AVANDE CONNECT
avandeconnect.com

The highest levels of
design and specification





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Agent's notes:

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon. Photographs and computer generated images are used for illustrative purposes only and it must not be inferred that any item shown is included with the property.