



125 Beacon Street,
Lichfield WS13 7BG

Downes & Daughters
ESTATE AGENCY

125 Beacon Street,
Lichfield WS13 7BG
£425,000

A thoroughly charming cottage home dating back some three hundred years, in a central location only moments away from the open spaces of Beacon Park. Retaining many of its period features this happy home has been cleverly extended and is tastefully presented with a blend of contemporary styling and inherent historical charm. The ground floor boasts a welcoming reception hall/sitting room, living room with gas fired log burner, stylish and contemporary open plan kitchen breakfast room opening in to a formal dining room, garden room with access to the rear garden, utility and ground floor shower room. The first floor provides a pretty landing with charming curved wall, three bedrooms, a walk through dressing room/study or possible fourth bedroom and a spacious bathroom. Externally there is a simply stunning rear garden which has clearly been the pride and joy of the current owners for many years. An arbor seating area beneath an established wisteria provides a delightful spot to unwind and relax and the raised borders and beds have been lavishly stocked and stylishly planted with a wide variety of trees, shrubs and flowering plants. There is also the added benefit of a detached double garage and access to the rear, a rare attribute for a property of this age in this position, and a useful cellar dating back to when the property was an Ale House.

Viewing is essential to appreciate the abundant character and charm of this home and its delightful presentation.

GROUND FLOOR

Reception Hallway/Sitting Room • Living Room With Gas Fired Log Burner & Door To Cellar • High Quality Breakfast Kitchen • Dining Room • Garden Room • Utility Room • Ground Floor Shower Room

FIRST FLOOR

Pretty Landing With Attractive Curved Wall & Exposed Timbers • Bedroom One • Bedroom Two • Bedroom Three With Wash Basin • Walk Through Dressing Room / Study / Bedroom Four • Bathroom With Separate Bath & Shower

OUTSIDE

Simply Stunning Landscaped Rear Garden • Arbor Seating Area Beneath Mature Wisteria • Patio Seating Areas • Lavishly Stocked & Stylishly Planted Raised Beds & Borders • A Wide Variety Of Established Trees, Shrubs & Flowering Plants • Timber Summerhouse • Detached Double Garage To Rear With Electric Roller Doors

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D • Partial Upvc Double Glazing • Gas Central Heating • Conservation Area

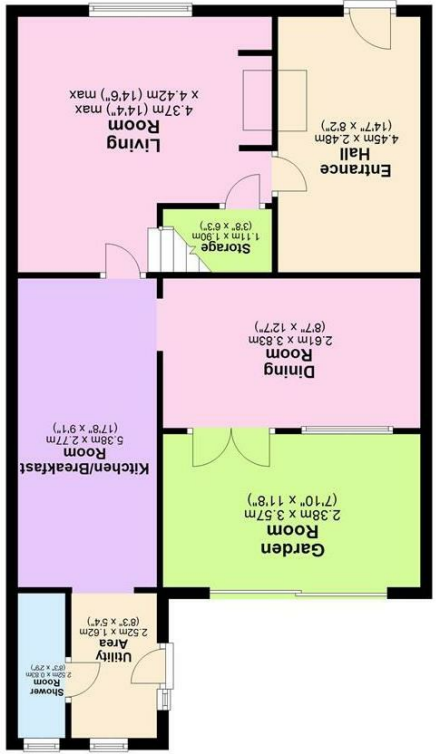




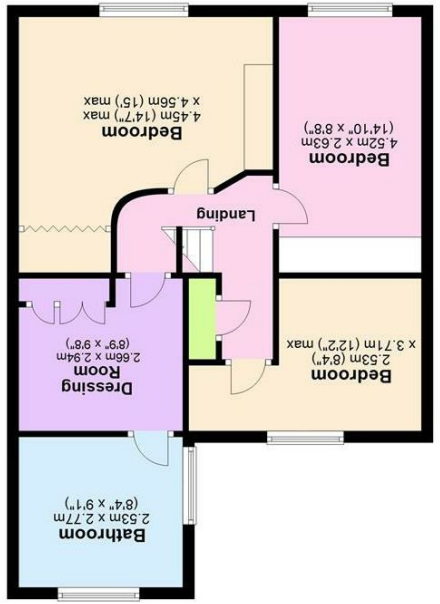
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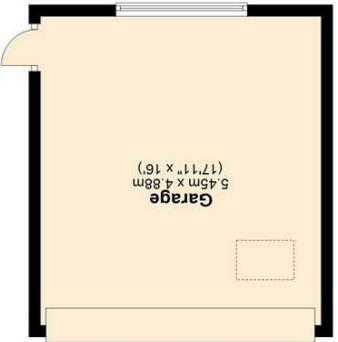
Not All Agents Are Equal...



Ground Floor
 Approx. 75.8 sq. metres (816.2 sq. feet)



First Floor
 Approx. 57.9 sq. metres (623.6 sq. feet)



Garage
 Approx. 26.6 sq. metres (286.3 sq. feet)

Total area: approx. 160.4 sq. metres (1726.1 sq. feet)

Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(23 ppw)
A	(41-51)
B	(59-80)
C	(89-90)
D	(105-140)
E	(138-141)
F	(171-181)
G	(172-201)
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(23 ppw)
A	(91-101)
B	(81-90)
C	(69-80)
D	(55-68)
E	(38-54)
F	(21-38)
G	(1-20)
EU Directive 2002/91/EC	