



The Darwin Beatrice Court,  
Lichfield WS13 6UF

Downes & Daughters  
ESTATE AGENCY



## The Darwin Beatrice Court, Lichfield WS13 6UF £475,000

A rare opportunity to acquire a three storey Georgian townhouse home on this select development, in the most central location imaginable. The exclusive Beatrice Court is only a short walk from Lichfield City Station and this flawlessly converted Grade II Listed building offers a more modern alternative to the more traditional period dwellings which dominate such central locations. Extending to over 1,500 square feet of faultlessly presented internal accommodation, blending the inherent historic charm of the building with some more contemporary interior twists, with the flexible layout designed with space and light in mind. The ground floor offers an entrance hallway with cupboard and larger pantry/store, multi use living and dining room and a modern kitchen with access to the rear garden. The first floor provides an elegant landing, opulent principal bedroom with seating area, walk through dressing room and luxury en suite bathroom whilst the second floor boasts two further bedrooms and a family bathroom. All finished to the most exacting of standards. Externally there are two allocated parking spaces alongside plentiful visitor parking and a courtyard style rear garden.

Viewing is essential to appreciate the abundant charm of this property, its stylish presentation and its enviable central location.

### GROUND FLOOR

Entrance Hallway With Cupboard & Large Pantry/Store • Living & Dining Room With Two Storage Cupboards • Contemporary Fully Integrated Kitchen With Doors To Garden • Guest Cloakroom

### FIRST FLOOR

Elegant Gallery Landing • Opulent Principal Bedroom With Bed & Seating Area • Walk Through Dressing Room • Luxury En Suite Bathroom

### SECOND FLOOR

Second Attractive Landing • Double Aspect Bedroom Two With Exposed Beams • Bedroom Three • Family Bathroom

### OUTSIDE

Private Allocated Parking For Two Vehicles • Visitor Parking Spaces • Private Courtyard Style Rear Garden

### FURTHER INFORMATION

Leasehold (TBC By Solicitor) • 120 Years Remaining • Energy Rating B • Council Tax Band E • Upvc Double Glazing • Gas Central Heating • All Mains Services • Subject To Service Charge Of £1,400 PA • Ground Rent £300 PA

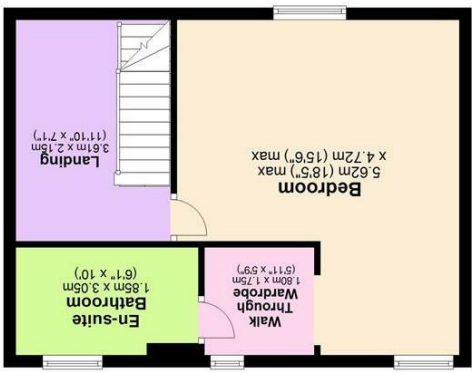
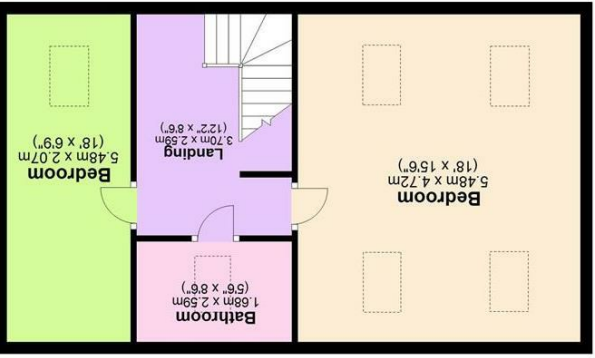
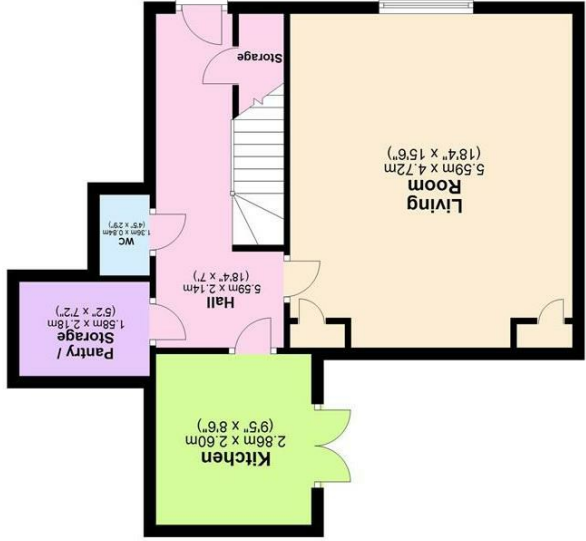








5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
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Total area: approx. 145.5 sq. metres (1566.6 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 pphs) A
Environmentally friendly - higher CO <sub>2</sub> emissions	(141-91) B
Not environmentally friendly - higher CO <sub>2</sub> emissions	(121-80) C
Very environmentally friendly - higher CO <sub>2</sub> emissions	(108-64) D
Environmentally friendly - higher CO <sub>2</sub> emissions	(93-54) E
Not environmentally friendly - higher CO <sub>2</sub> emissions	(71-38) F
Very environmentally friendly - higher CO <sub>2</sub> emissions	(1-29) G
Client	Domestic
Very energy efficient - lower running costs	81
Energy efficient - higher running costs	88
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Very energy efficient - lower running costs	(92 pphs) A
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Not All Agents Are Equal...