



NO. 5 | NETHER BEACON | LICHFIELD | STAFFORDSHIRE | WS13 7AT

Downes  
&  
Daughters  
ESTATE AGENCY



# NO. 5

NETHER BEACON | LICHFIELD | STAFFORDSHIRE | WS13 7AT

£1,250,000

A wonderfully attractive proposition of being able to acquire a thoroughly impressive, three storey dwelling, extending to nearly 4,000 sq.ft of internal accommodation, on a plot of approximately 0.26 of an acre. 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 bedroom suite which also doubles up as a playroom, elegant hallway, guest cloakroom and utility. The upper floors are even more impressive with five bedrooms and three bathrooms radiating from a vast landing and study space on the first floor, the principal bedroom boasting an opulent 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 extending to 0.26 of an acre 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 Horman roller doors and a large loft space above. A superb games room or gym if vehicular storage is not needed. The rear garden has a large expanse of lawn perfect for any budding Premier or Super League stars, and 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.



## GROUND FLOOR

- Entrance Hallway
- Guest Cloakroom
- Double Aspect Living Room With Log Burner Style Gas Fire & Access To Rear Garden
- Formal Dining Room
- Snug / Sitting Room
- Kitchen Diner & Family Room With Access To Rear Garden
- Utility Room
- Ground Floor Bedroom / Games Room
- En Suite Shower Room





## FIRST FLOOR

- Expansive Landing & Study Space
- Principal Bedroom With Walk In Wardrobe
- En Suite Bathroom With Separate Shower
- Second Bedroom Suite With En Suite Shower Room
- Bedroom Three
- Bedroom Four With Fitted Wardrobes
- Bedroom Five
- Family Bathroom







SECOND FLOOR

- Elegant Split Landing
- Bedroom Six With Large Loft Storage Room
- Bedroom Seven
- Large WC With Storage Room







## OUTSIDE

- 'In Out' Private Driveway
- High Boundary Hedge For Privacy & Established Front Garden
- Gated Vehicular Side Access & Gravel Driveway
- Extensive Lawned Rear Garden / Football Pitch
- Established Borders & Patio Entertaining Area
- Recently Constructed Detached Garage & Workshop With Loft Space Above







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