



244 Beacon Street, Lichfield
Lichfield WS13 7BH

Downes & Daughters
ESTATE AGENCY

244 Beacon Street, Lichfield Lichfield WS13 7BH £450,000

A semi-detached three storey Victorian delight, offered for sale with no onward chain, in a central location only a short walk from Morrisons Superstore and the open spaces of Beacon Park. Retaining many of its period features this happy family home is tastefully presented with a blend of contemporary styling and inherent historic charm. The ground floor offers two good size reception rooms with high ceilings and log burners, with one currently used as a 'mood evoking' bar and music room. The extended kitchen now opens in to an impressive dining area with exposed brick wall and direct access to the garden. The upper floors boast an elegant landing, four double bedrooms and a family bathroom. The second floor having stairs rising directly in to an open plan contemporary space, which has obviously been claimed and used as a stylish teenager's studio style bedroom. Externally there is an impressive and wonderfully private rear garden with patio seating areas and insulated garden room, a second 'secret garden' with a selection of fruit trees, side access/ storage area and private driveway parking.

Having been sympathetically renovated over recent years by the current owners this property must be viewed to appreciate the abundant character and charm and its faultless presentation.

GROUND FLOOR

Entrance Hallway With Minton Tiled Floor • Living Room With Log Burner • Rear Reception With Log Burner & Fitted Alcove Shelving & Cupboards • Spacious Kitchen Opening In To Modern Dining Area With Access To Rear Garden • Pantry (Reception Rooms Fitted With Plantation Shutters)

FIRST FLOOR

Elegant Landing • Bedroom One • Bedroom Two With Built In Wardrobe • Bedroom Three • Family Bathroom (All Bedrooms Fitted With Plantation Shutters)

SECOND FLOOR

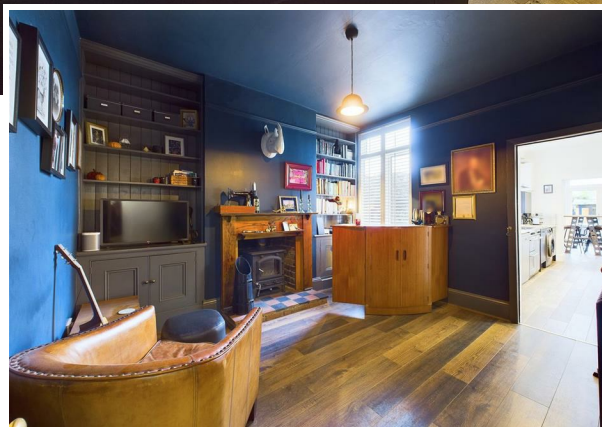
Open Plan Bedroom With Two Velux Windows

OUTSIDE

Private Driveway Parking • Side Access / Storage Area • Extensive Lawned Rear Garden • Large Block Paved Patio To Side & Rear • Insulated Garden Room • Second 'Secret Garden' With A Selection Of Fruit Trees

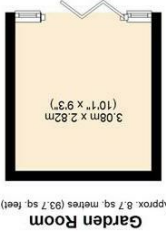
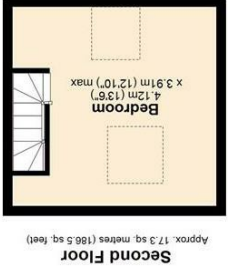
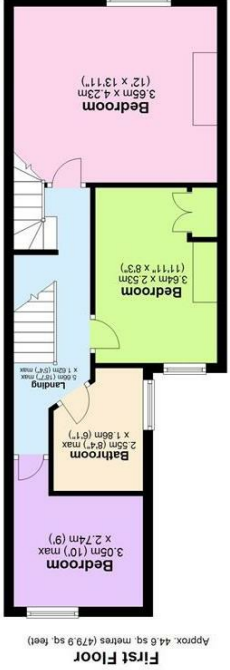
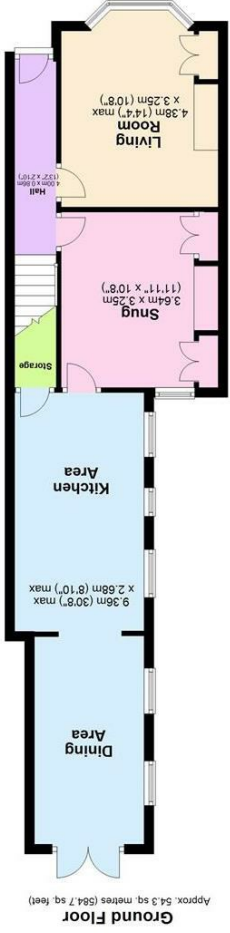
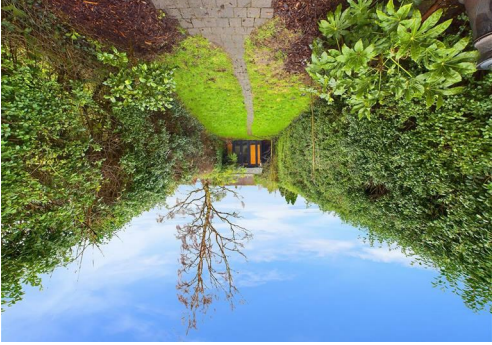
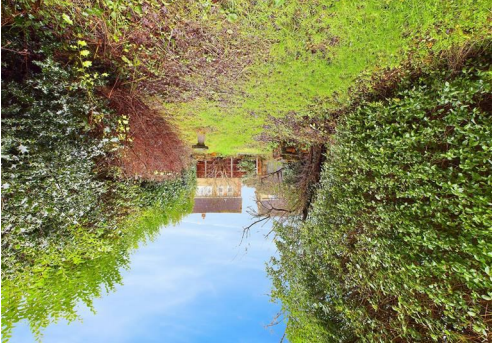
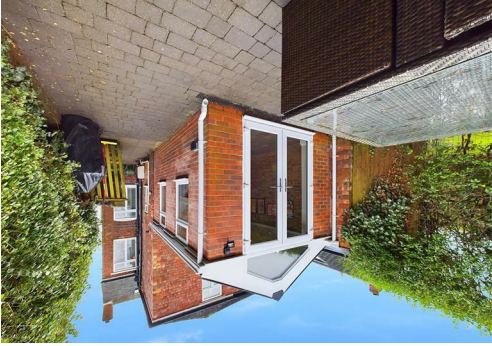
FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating E • New Boiler In 2024 • Upvc Double Glazing • All Mains Services





5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

Environmental Impact (CO ₂) Rating	
Current	79
Minimum	52
Energy Efficiency Rating	
Current	79
Minimum	52
England & Wales 2020/21/EC	
Very energy efficient - higher running costs	A
Very energy efficient - higher running costs	B
Very energy efficient - higher running costs	C
Very energy efficient - higher running costs	D
Very energy efficient - higher running costs	E
Very energy efficient - higher running costs	F
Very energy efficient - higher running costs	G
Very energy efficient - higher running costs	H
Very energy efficient - higher running costs	I
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Very energy efficient - higher running costs	X
Very energy efficient - higher running costs	Y
Very energy efficient - higher running costs	Z

