

Beacon Street

Lichfield, WS13 7BH

John 
German





Beacon Street

Lichfield, WS13 7BH

£470,000

An extended characterful cottage situated on the highly desirable central Lichfield location of Beacon Street.



This extended four-bedroom characterful cottage is situated on the highly sought-after location of Beacon Street in Lichfield, only a short walk away from the beautiful Beacon Park, a wonderful place to walk, explore and cycle. Morrisons supermarket is only a short walk away, as is Lichfield city centre, offering a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families, this property falls into the catchment area for Chadsmead Primary Academy and for secondary education it's the Friary High School.

The UPVC entrance door opens into the useful porch which in turn has a door into the dining hallway, with carpeted stairs rising to the first floor landing and a dining area with beams to the ceiling, carpeted flooring and ceiling light point. From here, doors lead off to the living room and kitchen. The spacious living room has a window to the front plus two windows to the side aspect, UPVC double glazed French doors to the rear garden, wooden style flooring and two ceiling light points.

The beautifully re-fitted kitchen has an extensive range of matching wall and base units with contrasting laminate worksurfaces over, a range of integrated appliances, island breakfast bar, spotlights to the ceiling and a Velux skylight. A door leads into the side porch. From the kitchen, there is an opening into the versatile third reception room which could be used as either a home office or a playroom, with a window to the side aspect and Velux skylight. From here, a door leads to the utility room, fitted with modern grey base units with inset sink and drainer and mixer tap over, space and plumbing for a washing machine, window to the side aspect, and doors off to the separate WC and shower. Accessed from either the utility room or via its own private entrance on the driveway, is the versatile ground floor bedroom which offers annex potential, with window to the rear aspect and Velux skylights.

Upstairs, there are three well proportioned bedrooms, all of which are serviced by the family bathroom comprising of a white panelled bath with mains shower over, low level WC, wash hand basin, window to the rear aspect and spotlights to the ceiling.

Outside, to the front of the property is a traditional brick paved path leading to the front door with a variety of different plants and shrubs. To the rear and side of the home is an enclosed rear garden complete with shed, lawn, a variety of plants and shrubs, along with a large, low maintenance paved patio seating area. Also to the side is a tarmac driveway providing off-road parking for two vehicles.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

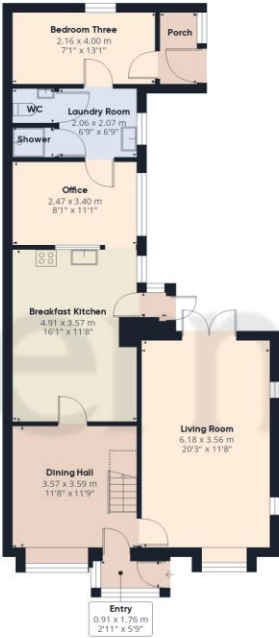
Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25062026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

123.2 m²
1327 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

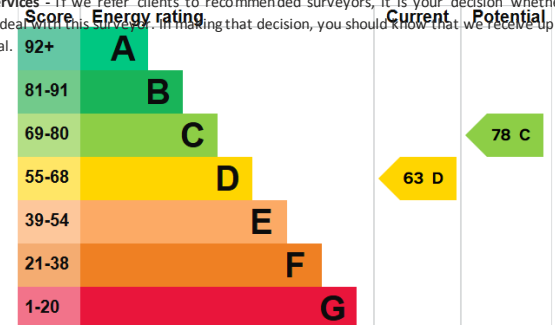
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



