

£240,000
ASKING PRICE

Jayman

Beacon Mews, Beacon Street, Lichfield

2 2 1

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11 Beacon Mews, Beacon Street, Lichfield, Staffordshire, WS13 7AH

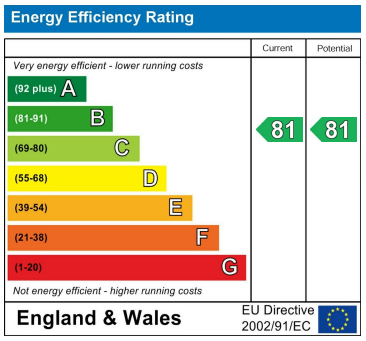






- NO CHAIN!
- Top floor apartment
- Two double bedrooms
- Main with en-suite
- Open plan living room/dining/kitchen.
- Walking distance into lichfield city centre
- Council tax C
- EPC B

Jayman are pleased to offer this exceptional two bedroom second floor apartment in the popular Beacon Mews development (off Beacon Street) within walking distance of Lichfield City Centre. This light and spacious apartment has two double bedrooms, open plan living, dining, kitchen area and two bathrooms. There is one allocated parking space and visitor parking is available. Viewing is highly recommended.
Lease has 104 years
Service Charge & Ground rent £1,080 per annum.
The property benefits from having no chain!





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Entrance Hall
With doors leading to;

Bedroom Two
11'5" x 8'10"
Double bedroom.

Bathroom
8'6" x 6'2"
With suite comprising of bath, WC and wash hand basin.

Bedroom One
11'1" x 20'0"
Very spacious bedroom leading into the en-suite

En-suite
8'2" x 3'11"
With suite comprising of shower, WC and wash hand basin.

Living room/Dining room
12'1" x 16'4"
Spacious living room dining area leading into the kitchen.

Kitchen
11'5" x 8'2"
With a range of storage cupboards, including a dishwasher.

Outside
One allocated parking space with multiple visitor parking spaces.

Lichfield
Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Disclaimer and AML checks
MONEY LAUNDERING REGULATIONS
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

1: These particulars do not constitute part or all of an offer or contract.
2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3: Potential buyers are advised to recheck the measurements before committing to any expense.
4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

Do you have a property to sell?
Our proactive, and personalised approach to selling property helps our clients achieve the best price for their property.
Speak to us to arrange a free valuation of your property and let us help you get more for your property.

Like it? We can help you buy it!
Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.



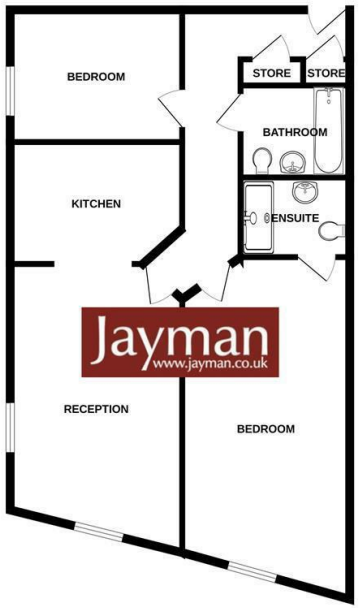




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SECOND FLOOR



2 BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.