



**Connells**

Beacon Gardens  
Lichfield



## Property Description

Connells Estate Agents Lichfield City are just thrilled to offer for sale this rather spacious and very beautiful family home located in an incredibly popular cul de sac just off Beacon Street. **\*\*INCREDIBLY POPULAR LICHFIELD LOCATION\*\***

The property itself benefits greatly from a large driveway with dropped kerb, an incredibly private and spacious front, side and rear garden, a good size lounge, kitchen with ample dining area, guest wc, three bedrooms and a family bathroom. **\*\*ABSOLUTELY READY TO MOVE INTO\*\***

The current owners have improved the property greatly and this home has been very much loved over the years. Nearby we have a host of local amenities, including Beacon Park, Lichfield Cathedral, Lichfield City Centre itself and its myriad of shops, bars and restaurants. We can also offer close proximity to a large supermarket, schools, and the travel links nearby are exceptional, Lichfield City Train Station isn't too far away and nearby roads will take you easily into such places as, Stafford, Rugeley, Tamworth, Burton and Birmingham City.

WITH GENEROUS PLOT PROPORTIONS, THIS HOME PRESENTS EXCELLENT SCOPE TO EXTEND TO THE SIDE AND TO THE REAR, SUBJECT TO PLANNING PERMISSION OF COURSE, OFFERING AN EXCITING OPPORTUNITY TO CREATE A LARGER, MORE VERSATILE FAMILY RESIDENCE.

A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY

**\*\*SERIOUS POTENTIAL TO EXTEND IF NEEDED (STPP)\*\***

**\*\*LARGE LOUNGE\*\* \*\*DRIVEWAY AND A SUPERB REAR GARDEN\*\***

**\*\*CALL TODAY TO REGISTER YOUR INTEREST\*\***

**Entrance Hallway**

**Living Room**

14' 6" x 11' 1" ( 4.42m x 3.38m )

**Breakfast Kitchen**

13' 8" x 9' 4" ( 4.17m x 2.84m )

**Ground Floor Wc**

**First Floor Landing**

**Bedroom One**

11' 3" x 10' 4" ( 3.43m x 3.15m )

**Bedroom Two**

12' 6" x 9' 3" ( 3.81m x 2.82m )

**Bedroom Three**

9' 3" x 7' ( 2.82m x 2.13m )

**Bathroom**

**Driveway**

**Large Rear Garden Areas**

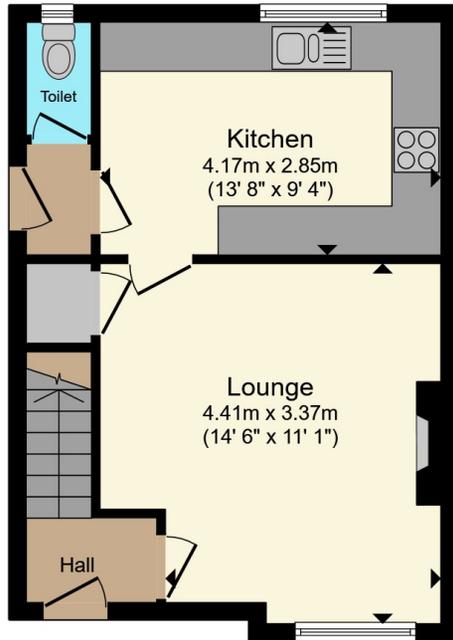
**Cul De Sac Living**

**Huge Potential**

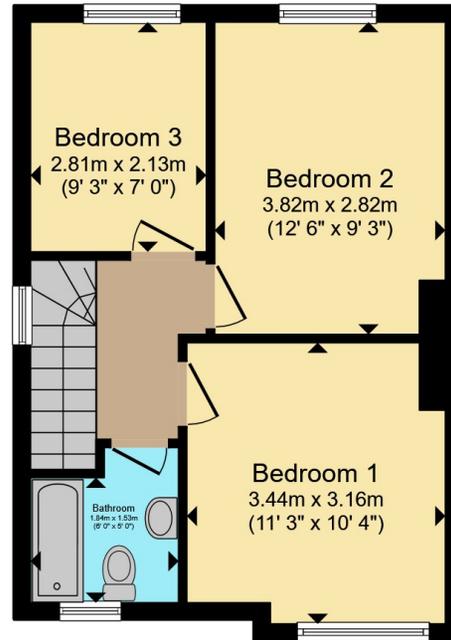








**Ground Floor**



**First Floor**

Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD311648](http://connells.co.uk/Property/LFD311648)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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