



Beacon Street,  
Lichfield, WS13 7BH

**£475,000**

# 'A Truly Impressive Victorian Character Home Located in the centre of Lichfield'

Welcome to Beacon Street, situated in the heart of Lichfield and this charming Victorian family home offering a wealth of character and style throughout. Set over three floors the property features spacious rooms with high ceilings and original character features such as exposed brick fireplaces, decorative panelling, shutters and Minton tiled flooring.

The entrance hall sets the tone for the property with beautiful tiled flooring, fitted storage cupboards and decorative panelling.

A door leads to the cellar, an ideal storage space.

The living room is the standout room of the house and exudes style and elegance.

A wonderful, relaxing space this room features decorative panelling, bespoke storage, window shutters and a Victorian style radiator.

A log burner creates a cosy feel for winter nights.

The dining area features an exposed brick fireplace with a log burner and French doors with shutters opening into the rear courtyard.

The stylish fitted kitchen compliments the Victorian decor and features wooden beams, ample storage units, a Belfast sink, integrated dishwasher and fridge/freezer and a side door to the garden.

Upstairs to the first floor are three bedrooms and the bathroom.

There are two generous double bedrooms and a further single bedroom/nursery/study.

The stunning refitted bathroom features a Victorian style Burlington suite with a separate shower cubicle, herringbone floor and part-tiled walls.

The top floor of the property is the main bedroom suite with dressing area and separate storage room.

This fantastic space features a raised sleeping area, exposed brick chimney breast with shelving, Velux windows and a walk-in dressing area ideal for conversion to an en-suite shower room if required.

Outside to the rear is a private courtyard garden and a recently built garden room offers a work from home space or garden bar.

A secure gate opens to a right-of way access road and a pathway leads to the separate rear garden, a real oasis tucked away and perfect for relaxing and entertaining guests.

This impressive family home is located within easy reach of all Lichfield has to offer, including a variety of shops and supermarkets, bars and cafes and schools for all ages.

Call Paul Carr Lichfield today arrange an internal inspection.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Lichfield Council.

Services Connected: Water, Drainage, Gas, Electric

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800

or via [Lichfield@paulcarrestateagents.co.uk](mailto:Lichfield@paulcarrestateagents.co.uk)





### Entrance Hall

5.11m (16'9") x 1.75m (5'9")

### Cellar

### Living Room

3.66m (12') x 3.33m (10'11")

### Dining Room

5.18m (17') x 4.01m (13'2")

### Kitchen

4.52m (14'10") x 2.41m (7'11")

### Office

2.44m (8') x 1.75m (5'9")

### Bedroom 2

4.01m (13'2") x 3.33m (10'11")

### Bedroom 3

3.57m (11'8") x 3.03m (9'11")

### Bedroom 4

2.32m (7'7") x 2.05m (6'9")

### Bathroom

2.00m (6'7") x 1.75m (5'9")

### Bedroom 1

6.53m (21'5") x 3.00m (9'10")

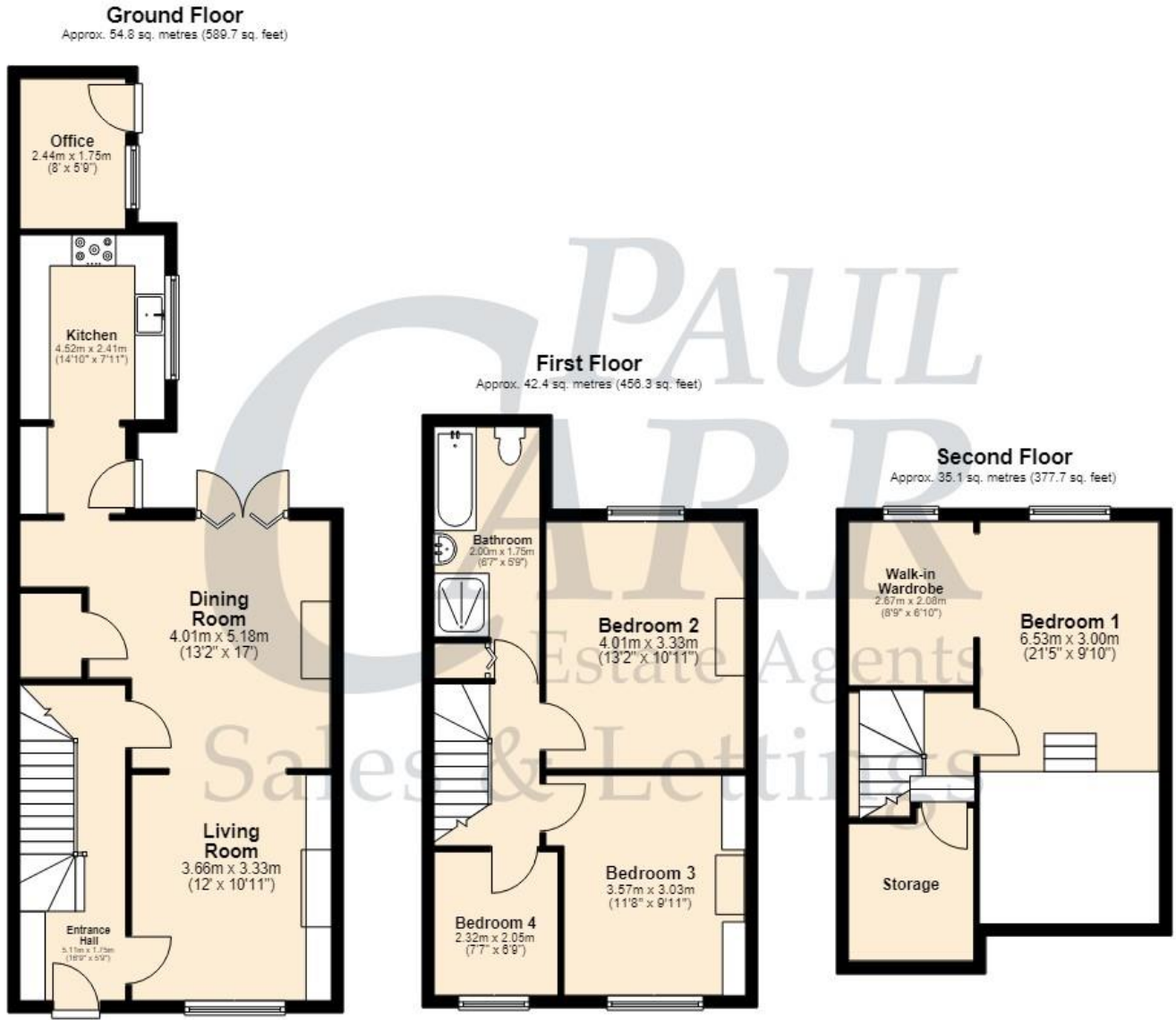
### Walk-in Wardrobe





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

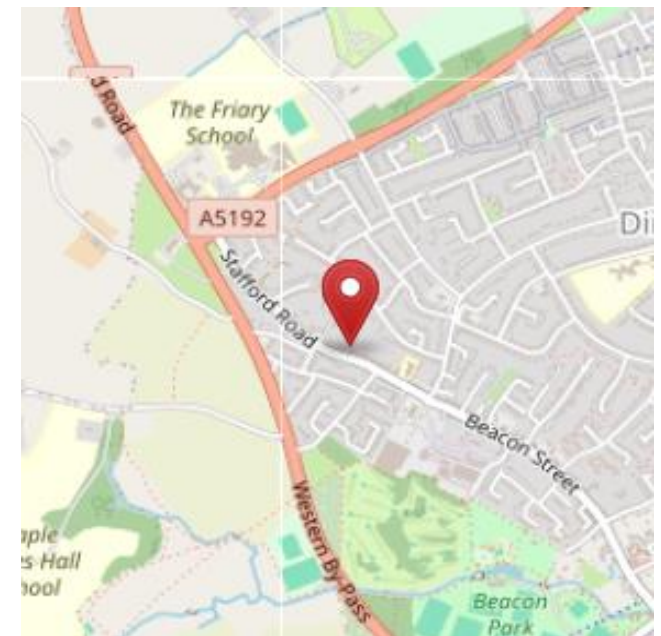


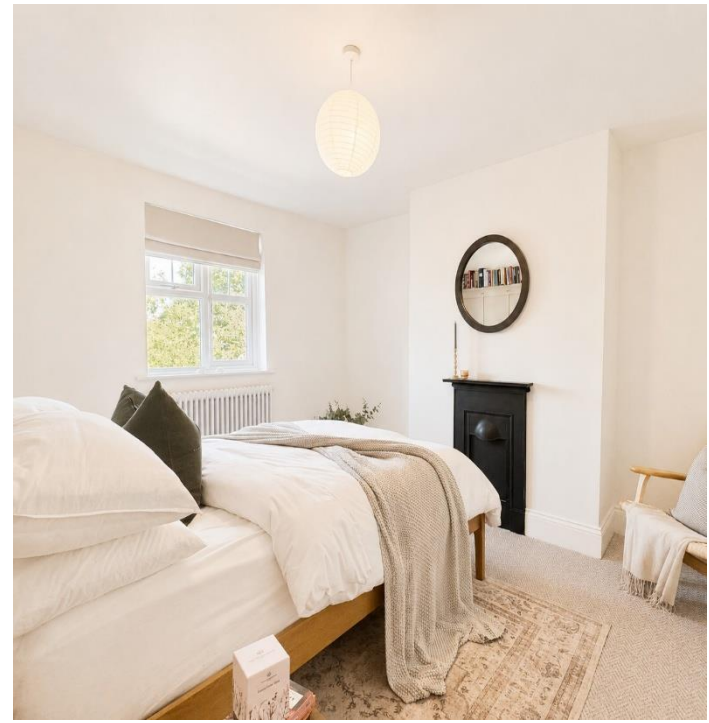
Total area: approx. 132.3 sq. metres (1423.8 sq. feet)

# Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location







**Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.