



**Connells**

Beacon Gardens  
Lichfield



### Property Description

An attractive traditional three-bedroom semi-detached residence, occupying a highly desirable position within a peaceful and well-regarded cul-de-sac, conveniently situated close to the centre of Lichfield. Ideally placed for access to the city's excellent amenities, this charming home is within easy reach of the historic Lichfield Cathedral, the picturesque Beacon Park, highly regarded local schooling, a variety of shops, restaurants and convenient rail links. The property is approached via a driveway providing off-road parking to the fore and offers well-balanced accommodation ideally suited to families, professionals and those seeking to enjoy a prime residential setting. Internally, the accommodation briefly comprises a generous lounge, an impressive kitchen diner providing an excellent everyday living and entertaining space, a useful guest WC, three well-proportioned bedrooms and a family bathroom. A particular feature of the home is the substantial rear garden, being notably larger than average, fully enclosed and enjoying a high degree of privacy. This superb outdoor space offers tremendous scope for extension or further enhancement, subject to the relevant planning consents, making it an exciting proposition for purchasers looking to create a long-term family home. Properties within this sought-after cul-de-sac rarely remain available for long. An early inspection is strongly advised in order to fully appreciate the location, potential and overall quality of the home.



**Entrance Hallway**

**Guest Wc**

**Lounge**

15' 1" x 13' 11" ( 4.60m x 4.24m )

**Kitchen Diner**

13' 11" x 9' 7" ( 4.24m x 2.92m )

**First Floor Landing**

**Bedroom One**

11' 7" x 10' 10" ( 3.53m x 3.30m )

**Bedroom Two**

13' x 9' 9" ( 3.96m x 2.97m )

**Bedroom Three**

9' 8" x 7' 4" ( 2.95m x 2.24m )

**Family Bathroom**

**Driveway**

**Wrap Around Gardens**

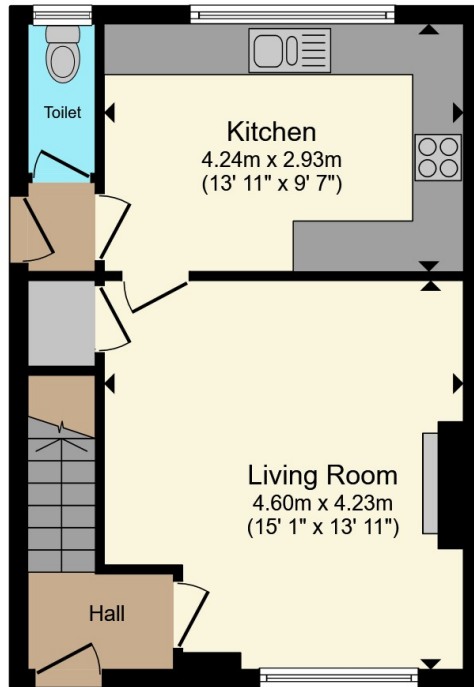
**Huge Potential For Expansions**

**Central Lichfield Locale**

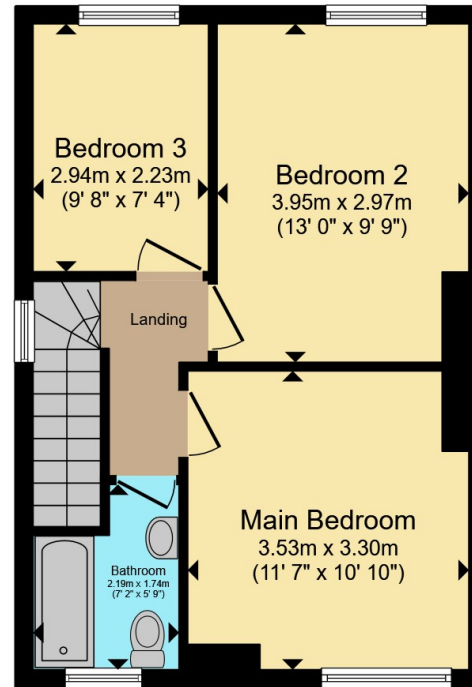








**Ground Floor**



**First Floor**

Total floor area 78.4 m<sup>2</sup> (844 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)



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**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11-13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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