

Asking Price £245,000

**Jayman**  
www.jayman.co.uk

Estate Agents



**Beacon Park Village.**  
Retirement Living

**Lower Sandford Street**

Lichfield, WS13 6JZ

# Lower Sandford Street, Lichfield, WS13 6JZ

Jayman present for sale this one bedroom first-floor retirement apartment at Beacon Park village. Set in a convenient location, just a short distance from the city centre., it is designed specifically for retired purchasers and boasts a range of facilities.

This well-presented apartment features a fitted kitchen, modern wet-room, double bedroom and a spacious living area, with sliding door access to the balcony overlooking the gardens.

100% Ownership.

Lease will be 125 years once new owners have moved into the property. The maintenance fee which includes all utilities but excludes the telephone, WIFI and council tax and is currently £733.53 per month.

Why should you move here?!

Beacon Park Village is a modern and highly sought after and unique retirement complex for the over 60's. located within walking distance of Lichfield city centre, overlooking the Museum Gardens in Beacon Park. The Village offers security and convenience alongside independent living with a variety of facilities within 'The Street' including a restaurant, café, bar, concert room, gym with resident instructor, hairdressers, library, computer room, craft and games rooms. An onsite convenience store is also available. There are regular activities and trips, and various social groups run each week.

Viewings available now!

## Reception Hall

Spacious reception hallway with intercom system, large store cupboards and doors leading off to;

## Lounge / Diner 12'7" x 16'4" (3.85 x 4.98)

Spacious living room with windows to rear looking over gardens and door to private balcony.

The room has area for lounge suite and separate dining area.

## Kitchen 8'6" x 9'6" (2.6 x 2.9)

Modern fitted kitchen with a range of storage cupboards and appliances including; fridge/freezer, electric cooker with hob and extractor; space and plumbing for washing machine / dryer and integral dishwasher.

There is a fold down table providing a breakfast bar area.

## Double bedroom 12'3" x 14'2" (3.75m x 4.34m)

Large double bedroom with room for dressing table and further seating areas.

## Shower room

Spacious shower room with suite comprising walk in shower, wash hand basin and WC.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

## Balcony

Delightful private balcony with views of the garden and Beacon Park.

## 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.

## 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.

## Disclaimer and AML checks

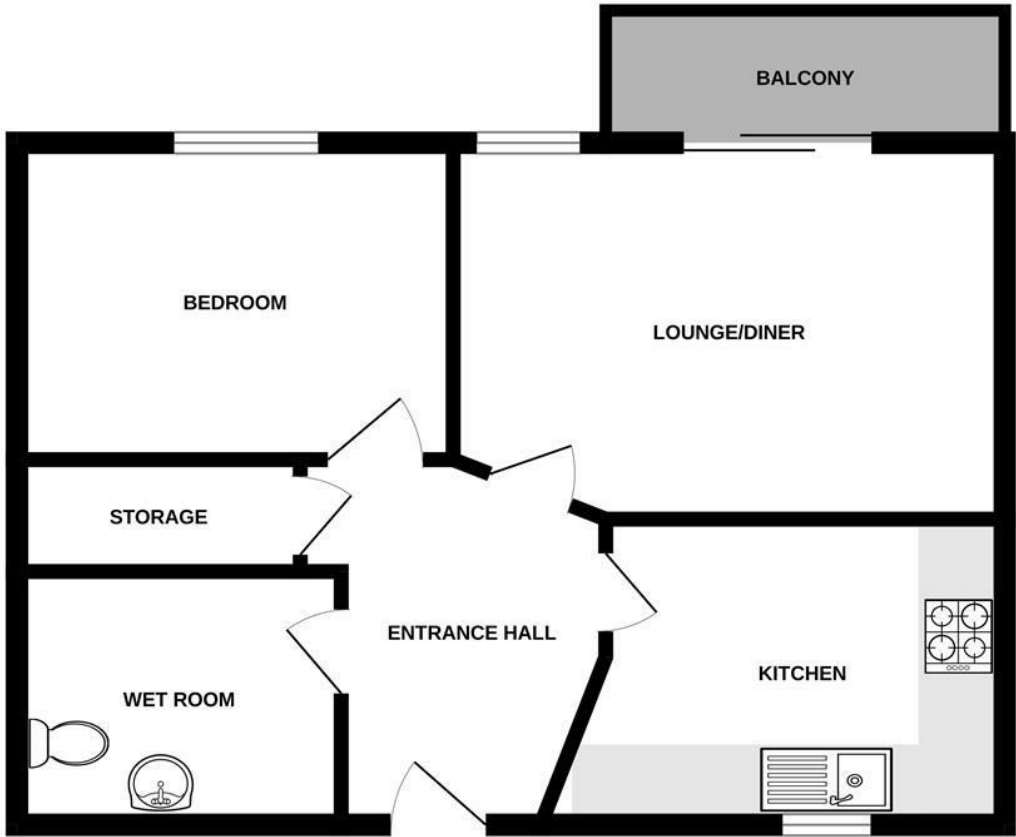
### MONEY LAUNDERING REGULATIONS

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.

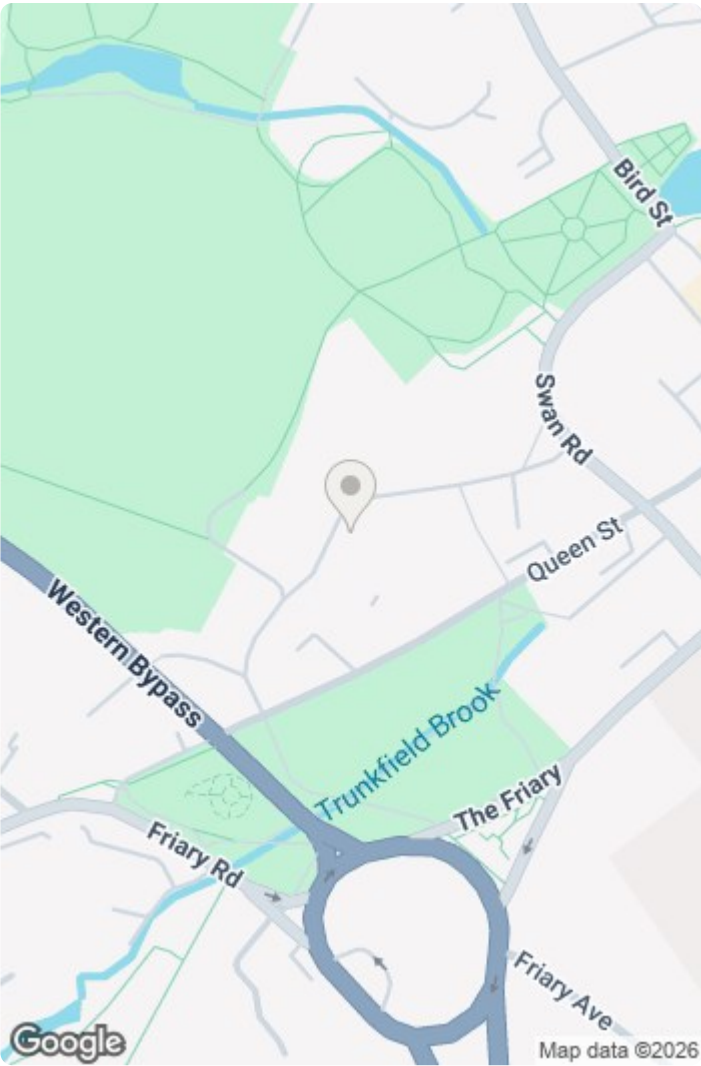
- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested 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.



FIRST FLOOR 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 purchasers. 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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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| 92-100 <b>A</b>                             |         |           | 92-100 <b>A</b>                                                 |         |           |
| 81-91 <b>B</b>                              |         |           | 81-91 <b>B</b>                                                  |         |           |
| 70-80 <b>C</b>                              |         |           | 70-80 <b>C</b>                                                  |         |           |
| 59-69 <b>D</b>                              |         |           | 59-69 <b>D</b>                                                  |         |           |
| 48-58 <b>E</b>                              |         |           | 48-58 <b>E</b>                                                  |         |           |
| 37-47 <b>F</b>                              |         |           | 37-47 <b>F</b>                                                  |         |           |
| 26-36 <b>G</b>                              |         |           | 26-36 <b>G</b>                                                  |         |           |
| 1-25 <b>H</b>                               |         |           | 1-25 <b>H</b>                                                   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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.

