



Extended 4-Bedroom Family Home - Annex with Private Rear Access

This generously extended and characterful four-bedroom family home, offered with NO ONWARD CHAIN, is ideally situated on the highly sought-after Beacon Street in Lichfield, within walking distance of the beautiful Beacon Park and Lichfield city centre, offering a variety of independent shops, cafés, restaurants and traditional pubs.

The double fronted property offers spacious and versatile accommodation throughout, comprising an entrance porch, a light and airy living room with French doors to the private rear garden and a feature fireplace, a luxuriously re-fitted kitchen complete with integrated appliances, an island breakfast bar and Velux skylight.

An adjoining third reception room provides flexibility for use as a home office, playroom, studio or sitting room for the rear annex. Further ground floor accommodation includes a utility room, separate WC and shower room, together with a versatile fourth bedroom benefiting from its own private entrance from the driveway.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the property sits on a good-sized corner plot and benefits from an enclosed rear and side garden featuring a lawn, established plants and shrubs, a garden shed and a paved patio seating area.

A tarmac driveway to the side provides off-road parking for two vehicles.

Conveniently located close to local amenities and green spaces, this charming home offers character, versatile living accommodation ideal for multi-generational living and excellent transport links.

The property is offered with NO ONWARD CHAIN, and viewing is highly recommended to appreciate the property to the fullest.

Contact Paul Carr Lichfield to view.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water, Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800
or via lichfield@paulcarrestateagents.co.uk



Front Porch
1.02m (3'4") x 0.91m (3')

Dining Room
3.60m (11'10") x 3.60m (11'10")

Living Room
6.20m (20'4") x 3.60m (11'10")

Kitchen/Breakfast Room
4.91m (16'1") x 3.60m (11'10")

Office/Playroom/Gym
3.60m (11'10") x 2.49m (8'2")

Bedroom 3
4.00m (13'1") x 2.16m (7'1")

Utility
2.07m (6'9") x 2.06m (6'9")

WC & Shower Room

Rear Porch (Annexe)
2.16m (7'1") x 1.11m (3'8")

First Floor Landing

Bedroom 1
2.61m (8'7") x 2.00m (6'7")

Bedroom 2
3.69m (12'1") x 3.60m (11'10")

Bedroom 4
3.60m (11'10") max x 2.41m (7'11")

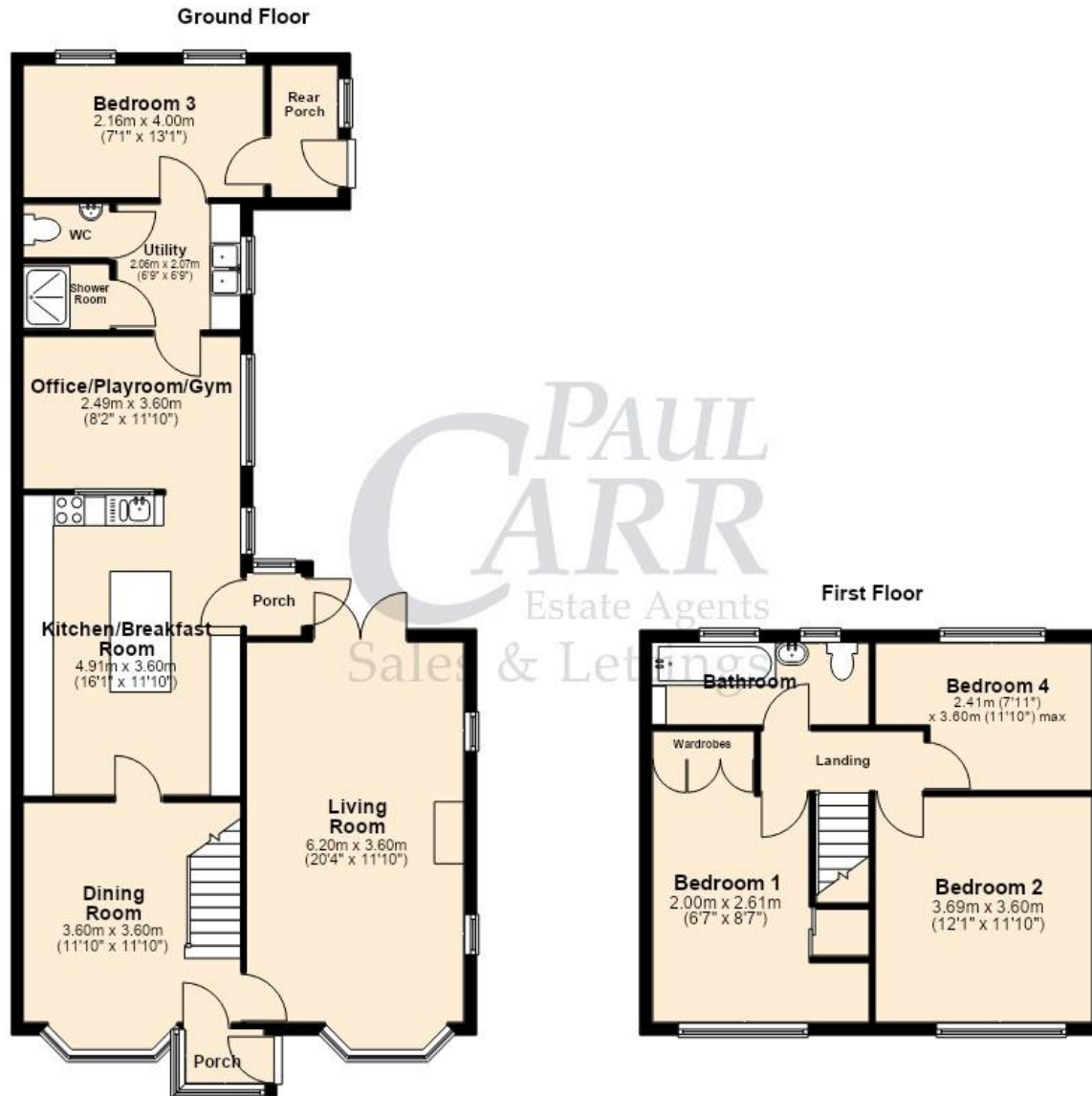
Family Bathroom





Floor Plan

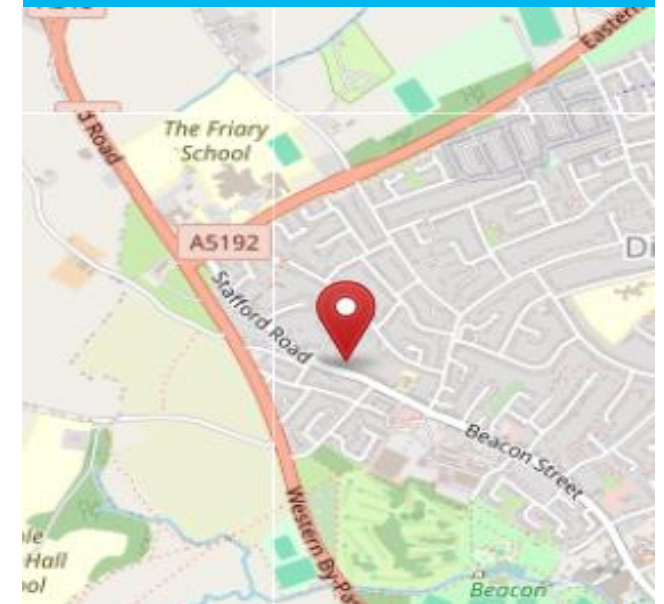
This floor plan is not drawn to scale and is for illustration purposes only



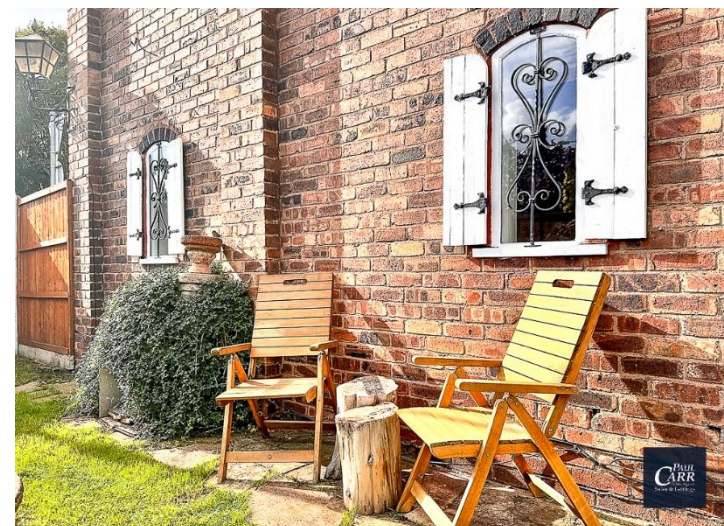
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 14/10/2026

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 £47.50 + VAT (£57 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.