



234 Beacon Street, Lichfield, Staffordshire, WS13 7BH

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

234 Beacon Street, Lichfield, Staffordshire, WS13 7BH

£450,000

This beautifully presented Edwardian semi detached family home enjoys a stunning location in the highly regarded residential area of Beacon Street. Perfectly positioned to take full advantage of Lichfield's city centre amenities, this property has been substantially improved and extended whilst retaining its natural charm and character of the period. A substantial ground floor extension has created a superb family dining kitchen area extending to some 10.5 metres in length. The attic space has been converted to create two generous bedrooms, further enhancing the already two double bedrooms on the first floor. Typical of its period the garden is of a superb size to the rear, yet is set simply to lawn for ease of maintenance. Beacon Park and Lichfield city centre are within easy access, together with the superb road and rail network which serves the area, and an early viewing of this lovely traditional period home would be strongly encouraged.



ENTRANCE VESTIBULE

approached via a UPVC composite entrance door and having Minton tiled floor and inner glazed door opening to:

SITTING ROOM

4.54m max x 4.20m max (14' 11" max x 13' 9" max) a charming room having a traditional original fireplace with cast-iron grate, tiled hearth and backing with timber surround, sash style bay window to front, double radiator, coved cornice, a continuation of the Minton and quarry tiled flooring, dado height panelling, stairs leading off and door to:

DINING ROOM

4.20m x 3.62m (13' 9" x 11' 11") having brick fire recess with quarry tiled base, sash style sealed unit double glazed window to rear, picture rail surround, radiator, useful under stairs storage cupboard and door to:

FABULOUS EXTENDED FAMILY DINING KITCHEN

10.52m overall x 2.24m widening to £2.70m (34' 6" overall x 7' 4" widening to) a wonderful addition to the property, with the Kitchen Area being very well equipped with natural wood work tops with high gloss doored base and wall mounted storage cupboards and drawers, one and a half bowl stainless steel sink unit with mixer tap, Smeg range style cooker with twin ovens and six burner hob with stainless steel splashback and extractor hood, space for American style fridge/freezer, space and plumbing for dishwasher, washing machine and tumble dryer, concealed Worcester combination gas central heating boiler, metro style tiled splashbacks, sash style double glazed window to side, further double glazed window to same, low energy downlighters, tiled flooring, bottle racking and opening through to the Dining/Breakfast Area having a continuation of the tiled flooring, double radiator, Velux skylight, twin French doors opening out to the rear garden and double glazed window to side.



FIRST FLOOR LANDING

with downlighters, stairs to second floor and doors leading off to:

BEDROOM ONE

4.20m x 3.66m (13' 9" x 12' 0") having twin double glazed sash style windows to front, radiator and traditional cast-iron fireplace with quarry tiled hearth.

BEDROOM TWO

3.66m x 2.61m (12' 0" x 8' 7") having double glazed sash style window to rear, traditional cast-iron fireplace with quarry tiled hearth and built-in storage wardrobe.

FAMILY BATHROOM

having tiled panelled bath with mixer tap, separate quadrant shower cubicle with aqua panelling and thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and drawer space beneath, close coupled W.C., co-ordinated ceramic wall tiling, heated towel rail/radiator, partially obscure double glazed sash style window to rear and low energy downlighters.



SECOND FLOOR LANDING

approached via a further staircase with spindle balustrade and having low energy downlighters and door to:

BEDROOM THREE

4.10m x 3.12m (13' 5" x 10' 3") having twin Velux skylights, radiator and downlighters.

BEDROOM FOUR

3.27m x 3.12m (10' 9" x 10' 3") having twin Velux skylights, double radiator, downlighters and access to eaves.

OUTSIDE

The property is set back off Beacon Street with an elevated lawned foregarden and stepped pathway approach leading to the front door, with side gated access leading to the rear garden. To the rear of the property is a superb sized garden having a generous flagstone patio seating area and set principally to lawn with privet hedged perimeters leading down to the lower part of the garden where there is a further gravelled seating area and garden storage shed.

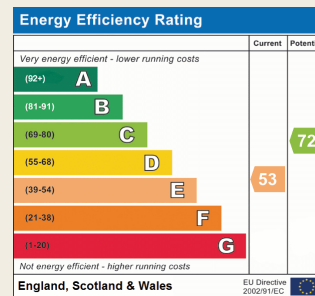


COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

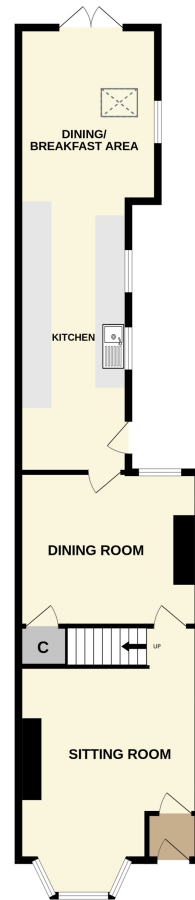


VIEWING

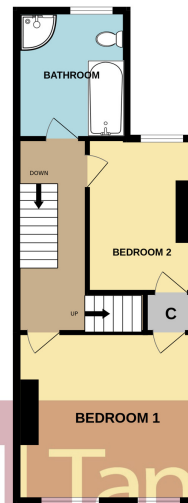
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

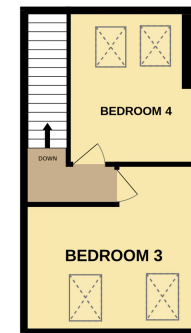
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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 purchaser. 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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