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Bill Tandy  
and Company

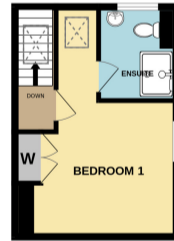
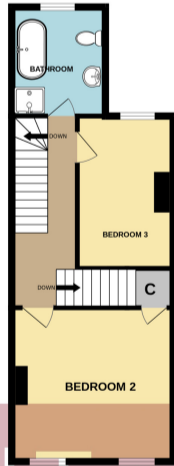
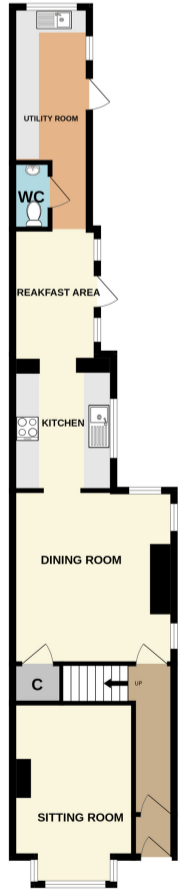
230 Beacon Street, Lichfield, Staffordshire, WS13 7BH



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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230 BEACON STREET, LICHFIELD WS13 7BH

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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## 230 Beacon Street, Lichfield, Staffordshire, WS13 7BH

# £495,000 Freehold

This truly stunning late Victorian semi detached family home enjoys a wonderful position within this established district of Lichfield. Having undergone a general programme of improvement the property is immaculately presented, with great care taken to preserve its natural character and heritage. Sash style double glazed windows have been installed where appropriate which perfectly reflect the original period styling of the property. The attic has been converted in the past to create a very generous bedroom with an en suite, which together with the two good first floor bedrooms and bathroom make this a very comfortable family home. Unusually for Beacon Street the property has its own gated driveway and garage which provides an excellent parking facility, together with superb sized rear garden. The location is particularly convenient with ease of access to local amenities including the park and supermarket, but also into the city centre itself. To fully appreciate the accommodation on offer, along with its very stylish presentation, and an early viewing would be strongly encouraged.



### ENTRANCE VESTIBULE

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

### RECEPTION HALL

having feature mosaic style floor tiling, double radiator, coved cornice, stairs leading off and door to:

### SITTING ROOM

4.50m max into bay x 3.05m (14' 9" x 10' 0") having a central fireplace with raised black slate hearth with multi-fuel cast iron burner and timber mantel, sash style PVC double glazed window bay window to front, double radiator coved cornice and picture rail.

### DINING ROOM

4.22m x 3.66m (13' 10" x 12' 0") an attractive room having a fireplace with raised black slate hearth and cast iron multi-fuel burner, revealed pine flooring, UPVC double glazed sash style window to rear, further double glazed window lights flanking the fireplace, traditional style radiator, coved cornice, picture rail and useful under stairs storage cupboard with light. Door to:

### BREAKFAST KITCHEN

6.46m x 2.34m max (1.83 min) (21' 2" x 7' 8" max 6' min) having natural wood work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, metro style tiled splashbacks, one and a half bowl enamel sink unit with swan neck mixer tap, built-in electric double oven and grill with five ring gas hob and extractor hood, integrated fridge and dishwasher each with matching fascia, UPVC double glazed window to side, attractive wood strip flooring and low energy downlighters. The breakfast area has a PVC composite stable style door to outside, a continuation of the wood strip flooring, radiator, downlighters, access to eaves and double glazed window to side.

### FITTED GUESTS CLOAKROOM

having W.C., pedestal wash hand basin, metro style tiling, extractor fan and downlighters.



### UTILITY AREA

3.80m x 1.54m (12' 6" x 5' 1") a continuation from the kitchen and having further natural wood work tops, one and a half bowl enamel sink unit with mixer tap, base and wall mounted storage cupboards and drawers, space and plumbing for washing machine and tumble dryer, integrated freezer with matching fascia, useful pantry store cupboard, radiator, stable style PVC composite door to outside, dual aspect UPVC double glazed windows, a continuation of the wood strip flooring, radiator and extractor fan.

### FIRST FLOOR LANDING

approached via the staircase rising from the reception hall having stairs rising to the second floor and doors leading off to:

### BEDROOM TWO

4.21m x 3.65m (13' 10" x 12' 0") having two UPVC sash style double glazed windows to front, two radiators, built-in wardrobe/store cupboard and fireplace recess.

### BEDROOM THREE

3.68m x 2.36m (12' 1" x 7' 9") having UPVC sash style double glazed window to rear, double radiator and fireplace recess.



### FAMILY BATHROOM

a very stylish traditional bathroom having free-standing clawfoot bath with mixer tap and telephonic shower style attachment, separate tiled shower cubicle with metro style tiling and thermostatic shower fitment with hose and drencher shower, Savoy pedestal wash hand basin, W.C. with traditional Victorian style high level cistern, dado panelling, traditional radiator, UPVC sash style obscure double glazed window to rear, revealed floorboards and downlighter.

### SECOND FLOOR LANDING

approached via a staircase with spindle balustrade rising from the first floor landing and having Velux skylight and door to:

### BEDROOM ONE

3.80m x 3.23m (12' 6" x 10' 7") having UPVC sash style double glazed window to side, double radiator, double built-in wardrobe, access to eaves, dressing area with Velux skylight and door to:

### EN SUITE SHOWER ROOM

having a double width fully tiled shower cubicle with glazed screen and thermostatic shower fitment, vanity wash hand basin, close coupled W.C., co-ordinated ceramic wall tiling, UPVC double glazed sash style window to rear, electric shaver point, mirrored vanity cabinet, chrome centrally heated towel rail/radiator, downlighter and extractor fan.



### OUTSIDE

The property is set back off the road with a lovely elevated position and attractive flagstone steps leading to the front door, with a side pathway leading round to the rear. There is a shared driveway approach which leads to a private gated gravelled drive providing parking for several cars to the front of the garage with wall lantern, and further gated access which leads to the rear garden. To the rear of the property is a large garden having a generous patio area leading on to a lawn with hedged and fenced perimeters, attractive pergola, mature willow tree, shrubbery, external lighting, power points and useful cold water tap.

### DETACHED SINGLE GARAGE

approached via an electric up and over entrance door and having window and double glazed door to side, light and power and external security lighting.

### COUNCIL TAX

Band D.

### FURTHER INFORMATION/SUPPLIERS

Mains drainage and sewage - South Staffs Water. Electric and Gas supplier - British Gate. T.V., telephone and Broadband - Virgin Media. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### 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](mailto: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.