



58 Beacon Street, Lichfield, Staffordshire, WS13 7AJ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

58 Beacon Street, Lichfield, Staffordshire, WS13 7AJ

£695,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this exquisite traditional character property located in a superbly positioned city centre location within a short walk from the city centre, Beacon Park and a comprehensive range of amenities found nearby. The property has undergone comprehensive renovation and extension work and provides a deceptively spacious aspect from the front opening onto a stunning generous sized house extending to over 2,800 square feet. The property, with additional features including high ceilings and triple glazed replacement sash windows, briefly comprises hall, sitting room, snug/family room, re-fitted kitchen with dining area with bi-fold doors to garden, utility room, hobbies room/bar, guests W.C., four first floor bedrooms, two having dressing rooms and en suite facilities, and second floor master suite with main bedroom, en suite, dressing room and walk-in wardrobe, and there is a separate family bathroom. Outside there is a superbly landscaped and low maintenance rear garden, all year round sheltered pergola, artificial lawn, two useful stores and gardeners' W.C. Internal viewings are strongly recommended to take full advantage of this stunning property.



LOCATION

One of the distinct features of the property is its stunning setting within Lichfield's Conservation Area and is situated a short walk away from Beacon Park, the private independent Cathedral School and vibrant shops and restaurants including a Michelin starred restaurant and gastro pubs. There is also the nearby Garrick Theatre. The property is also ideal for the commuter with nearby access to train lines to London Euston and Birmingham New Street at Lichfield City and Trent Valley stations.

RECEPTION HALL

accessed via a composite entrance door with double glazed panel above and having wood style tiled floor, ceiling spotlighting and doors lead off to:

SITTING ROOM

8.45m x 3.44m (27' 9" x 11' 3") this superb sized main sitting room has a UPVC triple glazed sash window to front with shutters, sash window to rear and two traditional column radiators.

SNUG/FAMILY ROOM

3.57m x 3.54m (11' 9" x 11' 7") having UPVC triple glazed sash window to front, column radiator and stairs to first floor with useful under stairs store cupboard.

RE-FITTED 'L' SHAPED DINING KITCHEN

8.26m x 4.67m to kitchen area and 3.44m to dining area (27' 1" x 15' 4" to kitchen area and 11' 3" to dining area) this stunning open plan dining kitchen provides a superb entertaining space with bi-fold doors to the rear garden, and has been updated to a high standard by the current owners. The kitchen area has tiled wood style floor, column radiator, ceiling spotlighting, base cupboards and drawer surmounted by sparkle white quartz work tops, tiled splashback surround, inset ceramic sink with mixer tap, integrated oven with five ring gas hob above, inset microwave and inset coffee machine, space for American style fridge/freezer, space for wine cooler and breakfast bar overhang. The dining area is provided by a stunning glass atrium to the rear having four panelled aluminium bi-fold doors to the rear patio, radiator and wood style tiled flooring.

HOBBIES ROOM

2.89m x 2.21m (9' 6" x 7' 3") this superb hobbies room located off the dining room is currently used as an entertaining bar area having radiator, wood style tiled floor, double doored storage cupboard housing the Baxi boiler, preparation work top providing a breakfast bar area for the bar however could be removed if required.

GUESTS W.C.

having window to side, wood style tiled floor, radiator and suite comprising wall mounted wash hand basin and low flush W.C.



UTILITY ROOM

4.21m x 2.14m (13' 10" x 7' 0") having base cupboards and larder storage cupboards, quartz work top with inset ceramic sink and tiled surround and integrated washing machine and dishwasher.

FIRST FLOOR LANDING

having doors leading off to:

BEDROOM TWO

4.19m x 4.17m (13' 9" x 13' 8") having UPVC triple glazed sash window overlooking the rear garden and radiator. Door to:

EN SUITE BATHROOM

3.90m x 2.19m (12' 10" x 7' 2") having an obscure triple glazed sash window to side, feature exposed fireplace, wood style tiled floor and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and 'P' shaped shower bath with shower appliance over and tiled surround. There is also a Dressing Area ideal for dressing table and wardrobes if required.

BEDROOM THREE

4.09m x 3.75m (13' 5" x 12' 4") having UPVC triple glazed sash window to rear, radiator, exposed feature fireplace and door to:

EN SUITE SHOWER ROOM

4.34m x 2.20m (14' 3" x 7' 3") having an obscure triple glazed sash window, radiator, contemporary suite comprising wall mounted twin bowl vanity unit with waterfall taps, low flush W.C. and shower cubicle with multi-jet shower appliance and tiled surround and feature tiled flooring. There is also a Dressing Area ideal for dressing table and wardrobes if required.



BEDROOM FOUR

4.06m x 3.63m (13' 4" x 11' 11") having a UPVC triple glazed sash window to front with shutter blinds, feature exposed fireplace and radiator.

BEDROOM FIVE

having a UPVC triple glazed sash window to front with shutter blinds, radiator and useful over stairs wardrobe.

SECOND FLOOR LANDING

stairs from the first floor landing provide access to:

BATHROOM

2.98m into recess x 2.41m (9' 9" into recess x 7' 11") having a Velux skylight window to rear, heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. 'L' shaped shower bath with shower screen and shower appliance over, tiled floor and ceiling spotlighting.

BEDROOM ONE

5.85m into recess x 4.61m max (19' 2" into recess x 15' 1" max) this stunning main bedroom located on the top floor of the property has a high ceiling with Velux skylight window to rear, access to useful eaves storage, ceiling spotlighting, wall mounted electric heater and doors open to:

DRESSING ROOM

having space for dressing table. There is also a WALK-IN WARDROBE having chests of drawers, hanging rails and shelving.



EN SUITE SHOWER ROOM

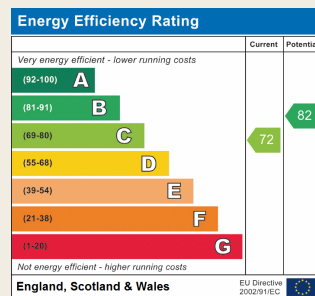
having tiled floor, Velux skylight window to rear, heated towel rail, ceiling spotlighting and suite comprising vanity unit with inset wash hand basin, low flush W.C., twin ended free-standing bath with mixer tap and shower head attachment and separate shower enclosure with marble style tiled surround and twin headed shower appliance over.

OUTSIDE

To the rear is a superbly landscaped garden having been improved by the present owners and having an Indian sandstone patio area ideal for entertaining. Set beyond is a wooden and sheltered gazebo ideal for entertaining or eating all year round. One of the distinct features of the property are the two stores and a Gardeners' W.C. Steps lead to a raised private garden, enclosed by trees and hedging which provide superb screening, artificial lawn and there is a storage garage to the rear.

COUNCIL TAX

Band E.



TENURE

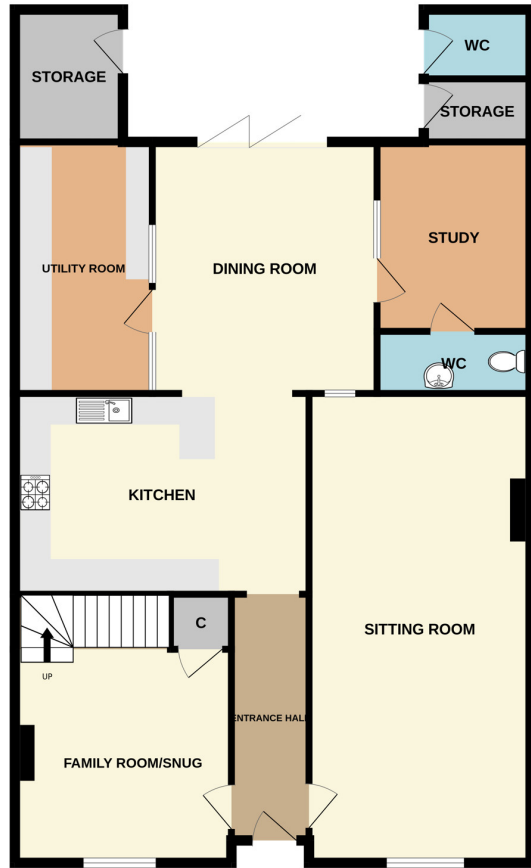
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

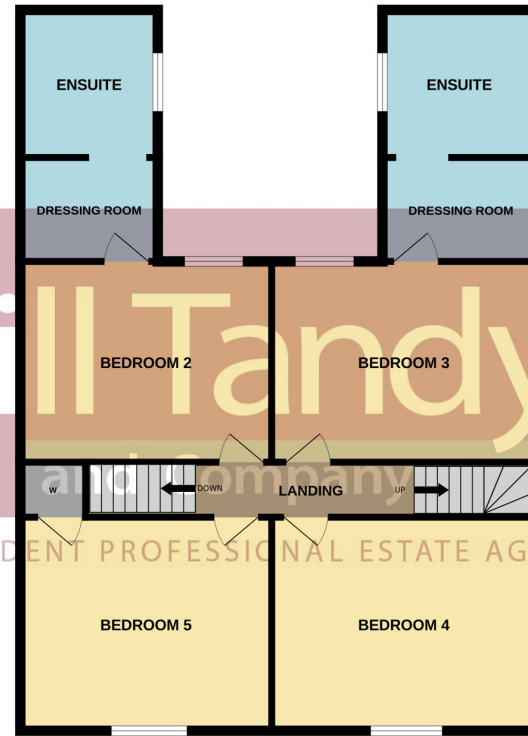
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

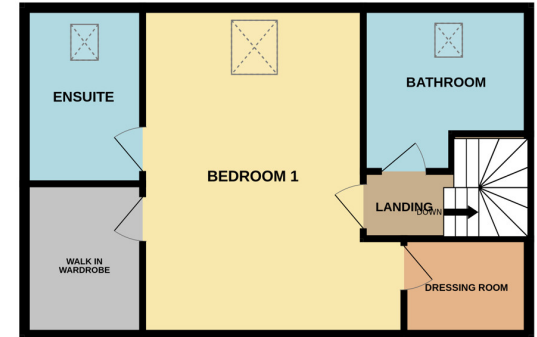
GROUND FLOOR



1ST FLOOR



2ND FLOOR



58 BEACON STREET, LICHFIELD, WS13 7AJ

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.
Made with Metropix ©2023

3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS