



The Edgeworth Beatrice Court, Lichfield, Staffordshire,  
WS13 6UF

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## The Edgeworth Beatrice Court, Lichfield, Staffordshire, WS13 6UF

# £545,000

Forming part of the stunning Beatrice Court town centre development, and one of just two luxurious town houses within the development, The Edgeworth is a truly outstanding property. Set across its three floors there is a natural balance of stylish modern fixtures and fittings nestling alongside the Georgian Grade 2 Listed character inherent within the building. With its two external entrances leading to the parking courtyard, and a beautifully landscaped private garden to the rear, this unique town centre home offers a genuinely rare opportunity. Immaculately presented throughout and with high quality fixtures and fittings, an early viewing would be strongly encouraged. The town centre location could not be more convenient with minutes walk to the railway and bus stations and all that Lichfield has to offer within the heart of the cathedral city.



### ACCESS

From the parking area a pathway approach leads to the two external doors, with the left hand rather attractive arched door opening to the reception area which opens to:

### GENEROUS SITTING ROOM

6.00m x 4.35m max (19' 8" x 14' 3" max) having double glazed double French doors opening out to the rear garden, double glazed window to front, two double radiators, raised tiled hearth archway to dining kitchen and door to:

### FITTED GUESTS CLOAKROOM

having a quality suite comprising Duravit wash hand basin inset into a vanity unit with mono bloc mixer tap and W.C. with concealed cistern, porcelain tiling, chrome heated towel rail/radiator, extractor fan and downlighters.

### FABULOUS DINING KITCHEN

5.61m x 4.27m (18' 5" x 14' 0") having quartz work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, integrated Neff electric twin ovens with four ring induction hob with quartz splashback upstand and extractor hood, dishwasher, fridge and freezer with matching fascias, one and a half bowl sink unit and drainer with mixer tap, built-in freezer with matching fascia, double glazed windows to front and rear, feature tiled flooring, radiator, low energy downlighters, extractor fan, revealed beams to ceiling and door to front parking courtyard.

### UTILITY ROOM

having quartz work top, single drainer sink unit with mixer tap, integrated washer/dryer with matching fascia, wall mounted Worcester condensing combination gas central heating boiler (installed December 2022 with warranty), radiator, tiled flooring, downlighters and extractor.

### INNER HALLWAY

approached via a door from the sitting room and having door to rear garden, radiator and stairs leading off with cupboard space beneath.

### FIRST FLOOR LANDING

having access to eaves storage, dormer style double glazed window, Velux skylight, radiator, downlighters and doors to:



### MASTER BEDROOM

4.60m max x 3.33m (15' 1" max x 10' 11") having two double doored fitted wardrobes, double glazed window to front, double radiator and door to:

### LUXURY EN SUITE SHOWER ROOM

being fully tiled with high quality tiling and having large walk-in shower cubicle with Axor thermostatic shower fitment with shower hose and drencher shower, vanity unit with inset wash hand basin with mono bloc mixer tap and W.C. with concealed cistern, chrome heated towel rail/radiator, downlighters, extractor fan, secondary glazed window to front and electric shaver point.

### BEDROOM TWO

4.50m max (3.50m min) x 3.38m (14' 9" max 11'6" x 11' 1") another generous double room having secondary glazed sash window to front and double radiator.

### PRINCIPAL BATHROOM

similarly fitted to the en suite having high quality porcelain floor and wall tiling, panelled bath with Axor thermostatic shower fitted over with shower hose and drencher shower, vanity unit with Duravit wash hand basin with mono bloc mixer tap and drawer space, W.C. with concealed cistern, chrome heated towel rail/radiator, downlighters, extractor fan and electric shaver point.

### SECOND FLOOR LANDING

having double glazed window to side and door to:



### BEDROOM THREE

5.50m x 2.70m (4.40m max) (18' 1" x 8' 10" - 14"5"max ) having dual double glazed skylights, exposed roof beams, double radiator and T.V. and media points.

### OUTSIDE

There is a general parking courtyard to the front with two allocated parking spaces for The Edgeworth, along with additional visitor parking. To the rear of the property is a delightful landscaped courtyard garden with flagstone patio seating areas and raised brick borders with reclaimed brick edging and wall trellising with climbing plants, fenced and walled perimeters, gated access to the parking courtyard, external power points and wall lantern.

### COUNCIL TAX

Band F.

### LEASE TERMS

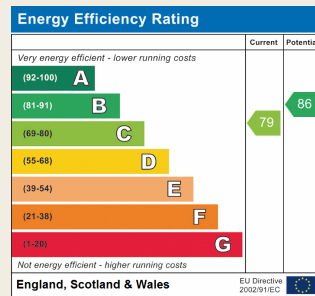
We understand there is a 999 year lease which commenced 1 January 2020 and is subject to a Service Charge of £126.33 per calendar month. A share of the Freehold interest is available, further details available from Bill Tandy and Company.



### FURTHER DETAILS/SUPPLIERS

Drainage Mains drainage by South Staffs Water  
Electric and Gas – Octopus Energy  
Broadband - B.T

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 Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor. The sale of the property comes with the opportunity to purchase a shareholding in the company that owns the freehold - effectively becoming your own freeholder. Further details as to the purchase of the shares can be made available on request.



### VIEWING

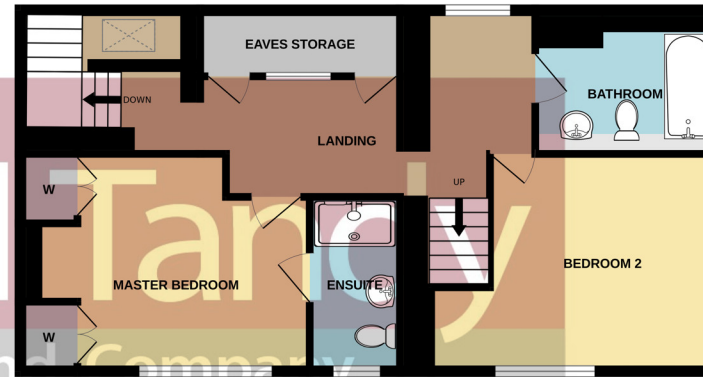
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

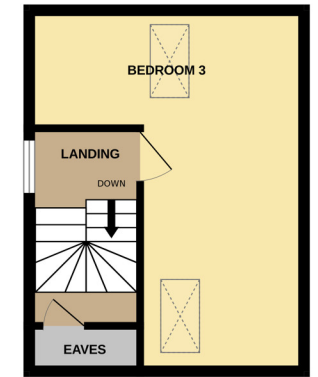
GROUND FLOOR



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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