

Bill Tandy
and Company

3 Beaconsfield House, Sandford Street, Lichfield,
Staffordshire, WS13 6WN

 Knight
Frank
A Luxury
Development
of One and Two
Bedroom
Apartments

10
Speed Limit

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

3 Beaconsfield House, Sandford Street, Lichfield, Staffordshire, WS13 6WN

£160,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this superbly presented and recently built ground floor apartment within Beaconsfield House. Approximately two years old, this contemporary apartment is superbly positioned with all Lichfield's city centre amenities found within walking distance which includes a range of bars, restaurants, shops, the Garrick theatre and bus and rail stations. With its own private ground floor entrance door the apartment comprises open plan lounge with breakfast kitchen area, one double bedroom and shower room.



OPEN PLAN LOUNGE/BREAKFAST KITCHEN

6.76m max x 4.56m max (3.17m min) (22' 2" max x 15' 0" max - 10'5" min) the LOUNGE AREA is approached via the private front entrance door and has double glazed windows with privacy glass, luxury herringbone pattern vinyl tiled floor and Dimplex electric heater.

BREAKFAST KITCHEN AREA having contemporary handleless base cupboards and drawer surmounted by quartz work tops above, upstand matching splashback, wall mounted cupboards, inset stainless steel sink with swan neck mixer tap, built-in Hoover oven with Hoover four ring induction hob with extractor fan above, integrated appliances include fridge and freezer and ceiling spotlighting. Double doors open to a Laundry store cupboard with space for washing machine, hot water cylinder and purifier.

BEDROOM ONE

3.85m x 2.78m (12' 8" x 9' 1") having electric Dimplex heater, recess ideal for shelving and double glazed window and door with privacy glass leading to a small outside space with railing surround.

SHOWER ROOM

2.28m x 1.37m (7' 6" x 4' 6") having a modern contemporary suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over, chrome towel rail, tiled floor and spotlighting.

OUTSIDE

The apartment has a small outside space with railings accessed from the bedroom.



PARKING

The vendor currently pays an annual fee of £500 which enables the vendor to park in a variety of car parks within Lichfield city centre. Further details can be found the Lichfield District Council web site.

LEASE TERMS AND SERVICE CHARGES

The property has a 150 year lease with 148 years remaining. A Managing Agent is yet to be established however we understand from the vendor a Service Charge will be approximately of £550.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX BAND B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TENURE

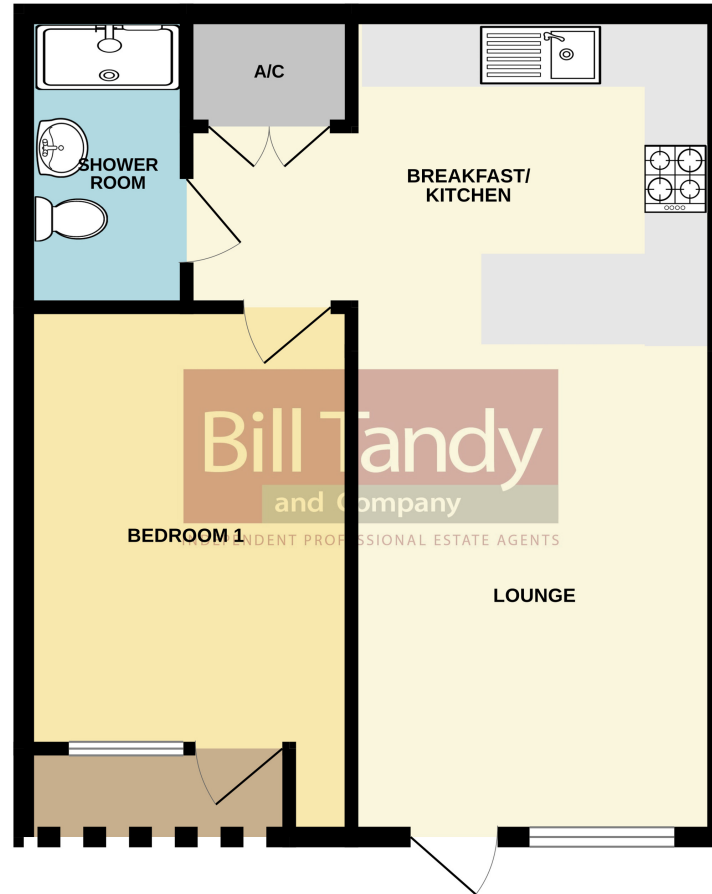
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



3 BEACONSFIELD HOUSE, LICHFIELD, WS13 6WN

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

www.billtandy.co.uk



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