



254 Beacon Street, Lichfield, Staffordshire, WS13 7BH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**254 Beacon Street, Lichfield,
Staffordshire, WS13 7BH**

£410,000

Within this highly sought after and established residential district of Lichfield, this impressive period semi detached family home has been substantially improved and extended. The centrepiece of the property has to be its superb family dining kitchen area extending to over 10 metres in length and stylish fitted with quartz work tops and a quality kitchen. Equally attractive is the charming sitting room to the front, whilst there are three good bedrooms and both ground floor and first floor bathroom facilities. Typical of the property the garden to the rear is huge, set principally to lawn, and there is driveway parking to the front. The location is perfect for accessing Lichfield city centre amenities and will be very popular with commuters taking advantage of the excellent road and rail network. To fully appreciate the accommodation on offer, an early viewing would be strongly encouraged.



ENTRANCE VESTIBULE

approached via an attractive solid wood entrance door with leaded glazed insert and UPVC double glazed side screens and having natural wood flooring and inner glazed door opening to:

RECEPTION HALL

having natural wood strip flooring, radiator, stairs leading off with useful cupboard space beneath and coving to ceiling.

CHARMING SITTING ROOM

4.10m max into bay x 3.50m (13' 5" max into bay x 11' 6") having central feature fireplace with raised quarry tiled hearth and traditional surround, UPVC double glazed walk-in square bay window to front, revealed wooden floorboards, useful display shelving, coved cornice, contemporary style radiator and ceiling rose.

STUNNING FAMILY DINING KITCHEN

10.85m x 3.05m max (2.59m min) (35' 7" x 10' 0" max 8'6" min) a real centrepiece of the property this impressive room offers an outstanding living space with the Kitchen Area having quartz work tops with base storage cupboards and drawers beneath, stainless steel sink with mixer tap, matching wall mounted storage cupboards including glazed display cabinets, discreet under-cabinet lighting, feature wood strip flooring, four ring electric Smeg hob with extractor hood above, integrated fridge, freezer and dishwasher each with matching fascias, space for range type cooker, coving and opening through to the: Family Dining Sitting Area having a continuation of the wood strip flooring, radiator, UPVC double glazed windows to side with bespoke fitted shutters, sky lantern, two radiators and double glazed double French doors opening out to the rear garden.



STYLISH GROUND FLOOR BATHROOM

having a free-standing roll top clawfoot bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled W.C., a continuation of the wood strip flooring, obscure UPVC double glazed window with fitted shutters, extractor fan, coving and traditional style radiator.

FIRST FLOOR LANDING

having obscure glazed window to side with fitted shutter and coving to ceiling.

BEDROOM ONE

3.50m x 3.50m (11' 6" x 11' 6") having UPVC double glazed window to front, radiator, a range of fitted wardrobes with overhead storage cupboards and revealed floorboards.

BEDROOM TWO

3.77m x 3.10m (12' 4" x 10' 2") having UPVC double glazed window to rear, radiator, three door wardrobe, access to loft space and coving.

BEDROOM THREE

2.50m x 2.20m (8' 2" x 7' 3") having UPVC double glazed window to rear, coving and radiator.



SHOWER ROOM

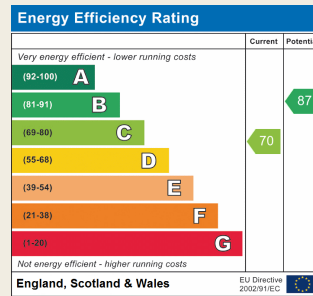
having a corner quadrant shower cubicle with Aqualisa thermostatic shower fitment, close coupled W.C., pedestal wash hand basin, dado height panelling, obscure UPVC double glazed window, heated towel rail/radiator, mirrored vanity cabinet and extractor.

OUTSIDE

The property is set back off the road with a gravel and stone chipped driveway providing parking for a couple of cars with dwarf feature wall and side gated access leading to the rear garden. To the rear of the property is a superb sized long rear garden extending to the best part of 200 feet with privet hedge and hedgerow perimeters, lawn, patio seating area with brick built barbecue, external lighting, cold water tap, useful garden storage shed and raised decked seating area.

COUNCIL TAX

Band D.



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



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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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