

HUNTERS®

HERE TO GET *you* THERE



Beacon Street

Lichfield, WS13 7DG

Offers In Excess Of £300,000

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1 Cleveland Mews Beacon Street

Lichfield, WS13 7DG

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ENTRANCE HALL

with rear entrance door, tiled floor, central heating radiator, coved ceiling, stairway to first floor and doors off to

KITCHEN

9'5" x 9'11" (2.86 x 3.01)

fitted with a range of matching base drawer and wall mounted units, round edged laminate work surfaces incorporating a breakfast bar, one and a half bowl sink top and drainer with mixer tap attachment and 4 ring 'Belling' gas hob with extractor hood over, integrated appliances to include a 'Neff' double oven, fridge freezer and dishwasher, space and plumbing for washing machine, ceramic tiled s...

LOUNGE

13'0" x 16'4" (3.97 x 4.98)

having a double glazed front window, central heating radiator, living flame gas fire set against a feature fireplace with marble hearth and back, coved ceiling.

LANDING

Stairs from the ground floor hallway lead to the first floor LANDING which has a ceiling hatch giving access to roof space and airing cupboard containing the hot water cylinder with shelving over.

BEDROOM ONE

13'11" x 14'4" (4.25 x 4.37)

having double glazed front window, central heating radiator, coved ceiling, range of bedroom furniture to incorporate wardrobes with hanging rail and shelving with drawers beneath, coved ceiling and door giving access to

DRESSING AREA

7'9" x 11'10" (2.36 x 3.6)

having double glazed window to the rear elevation, central heating radiator, built in furniture to incorporate 'his and hers' wardrobe with hanging rail and shelving, dressing table with drawers and double doors giving access to the

EN SUITE

fitted with a modern white suite to incorporate bath with wooden side panel and glass shower screen, mixer tap attachment, low level flush WC, vanity unit with inset hand basin, fully tiled shower cubicle with mains shower over, central heating radiator, coved ceiling with inset spotlights, extractor fan and double glazed rear window.

BEDROOM TWO

10'5" x 13'1" (3.17 x 3.98)

having double glazed front window, central heating radiator, coved ceiling.

BEDROOM THREE

9'7" x 13'1" (2.93 x 4)

having double glazed window to rear elevation, central heating radiator and coved ceiling.

FAMILY BATHROOM

fitted with a modern white suite to incorporate a bath with wooden side panel, curved glass shower screen and mixer tap attachment, low level flush WC, vanity unit with hand basin, ceramic tiled splash backs, extractor fan, coved ceiling with inset ceiling spotlights, ceramic tiled floor and central heating radiator.

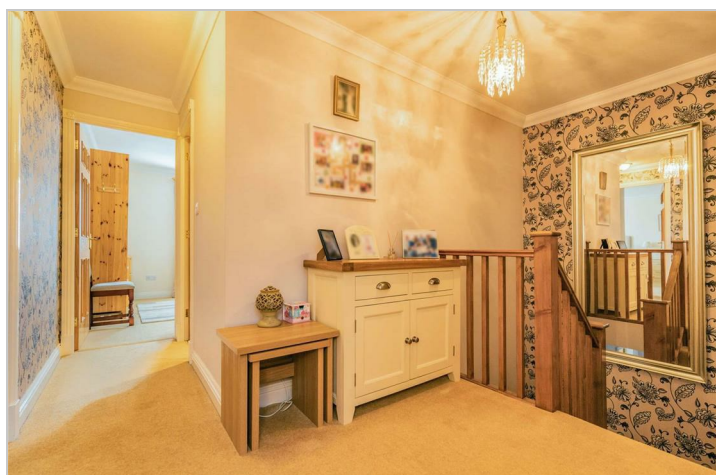
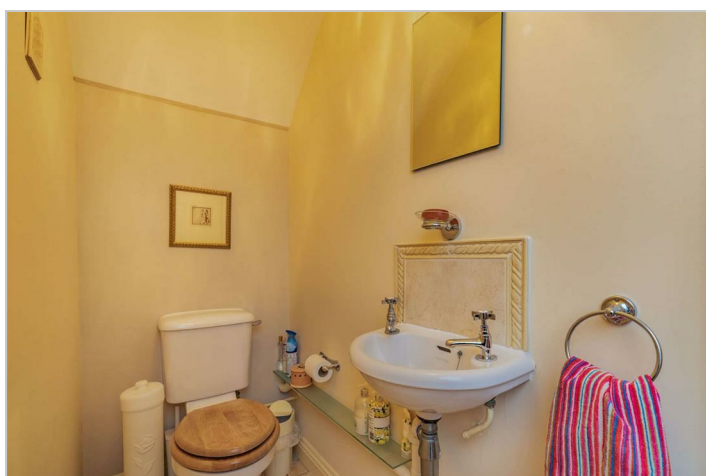
OUTSIDE

Set to the rear of the property is a low maintenance paved patio area, raised lawned area with tree surrounded by a hedged boundary, wrought iron gate at the side giving access to parking area and entrance door.

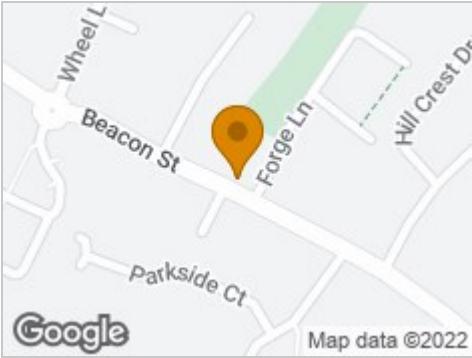
NB there is an annual service charge payable of £350 per annum which includes maintenance of front and rear gardens, external window cleaning and maintenance of the parking area to the rear.

PARKING

There is one allocated parking space adjacent to the rear garden and additional visitor parking.



Road Map



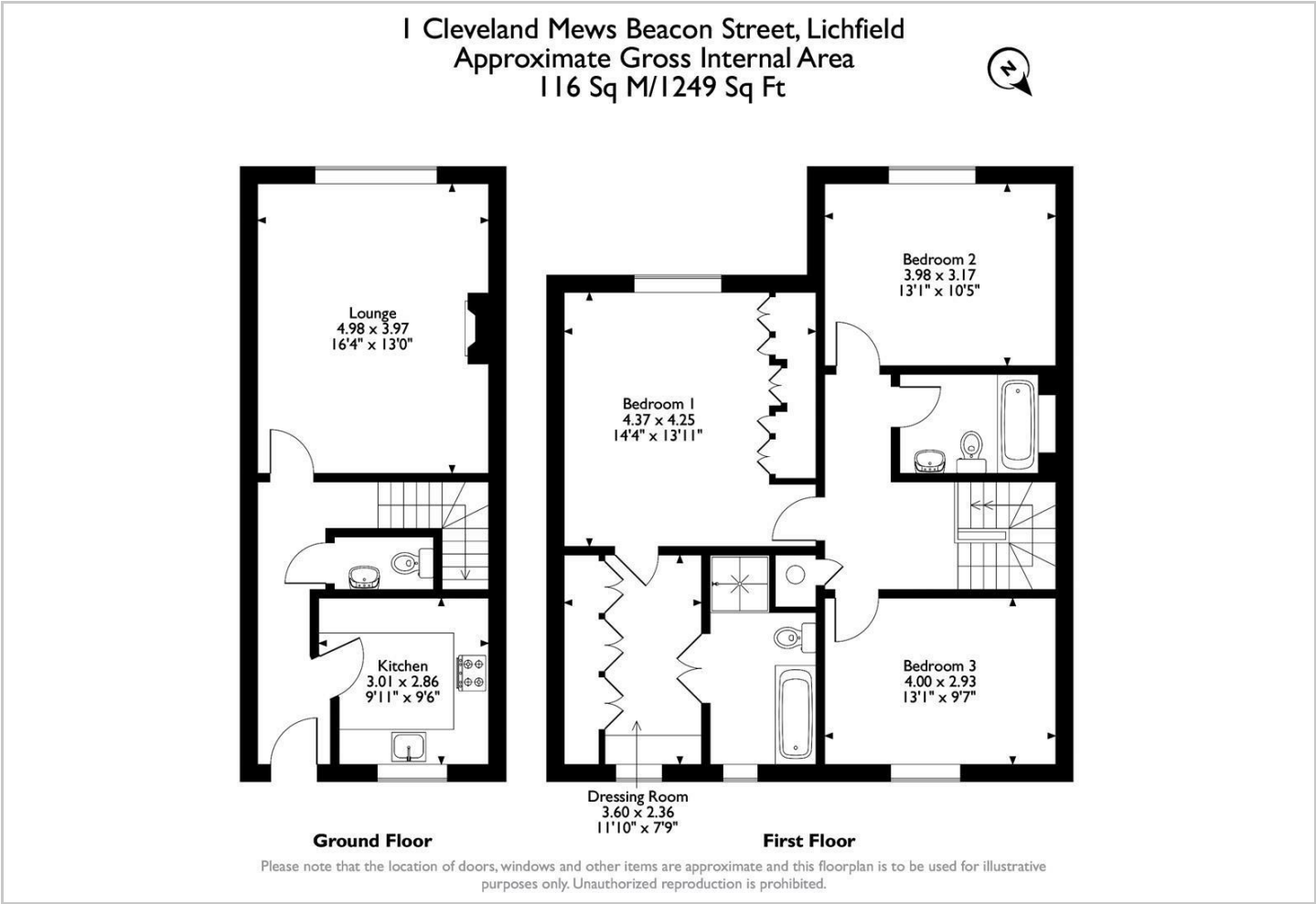
Hybrid Map



Terrain Map



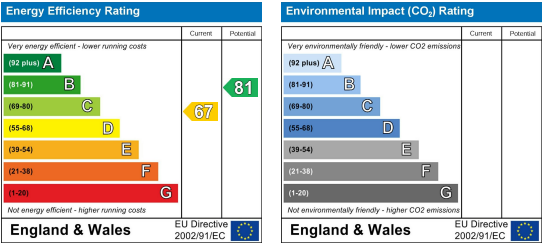
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.