



236 Beacon Street,  
Richfield WS13 7BH

Downes & Daughters  
ESTATE AGENCY



## 236 Beacon Street, Lichfield WS13 7BH Offers over £475,000

A thoroughly impressive semi detached Victorian home, perfectly blending its inherent historic charm with some funky contemporary twists, to produce a quite exceptional residence. The open plan ground floor has a central staircase accessed from both the living and dining areas creating a level of grandeur rarely seen in today's market. The oak flooring and open fireplaces (one with log burner) bring warmth to the room as does the stylish decor. Glazed double doors open to the kitchen which is fitted with a range of hand painted units with contrasting quartz worksurface and quarry tiled floor. The rear hallway gives access to the garden, a utility and guest cloakroom and a most useful study / sitting room, bringing much needed flexibility to a family home of this nature. The uppers floors are equally impressive with two bedrooms and a stunning bathroom with separate shower on the first floor and a contemporary glass and oak staircase rising to the principal bedroom suite on the second floor which is currently used as a further sitting room. Externally there is an impressive manicured rear garden with shaped lawns, patio and decking seating areas, brick barbecue and a large summer house with power and lighting.

Viewing is essential to appreciate the exceptional nature of this property and its totally individual design.

### GROUND FLOOR

Entrance Porch • Dining Area • Living Area • Kitchen • Rear Hallway • Cloakroom / Utility • Study / Sitting Room With Access To Rear Garden

### FIRST FLOOR

Landing • Bedroom One With Built In Wardrobe • Bedroom Two • Luxury Family Bathroom With Separate Shower

### SECOND FLOOR

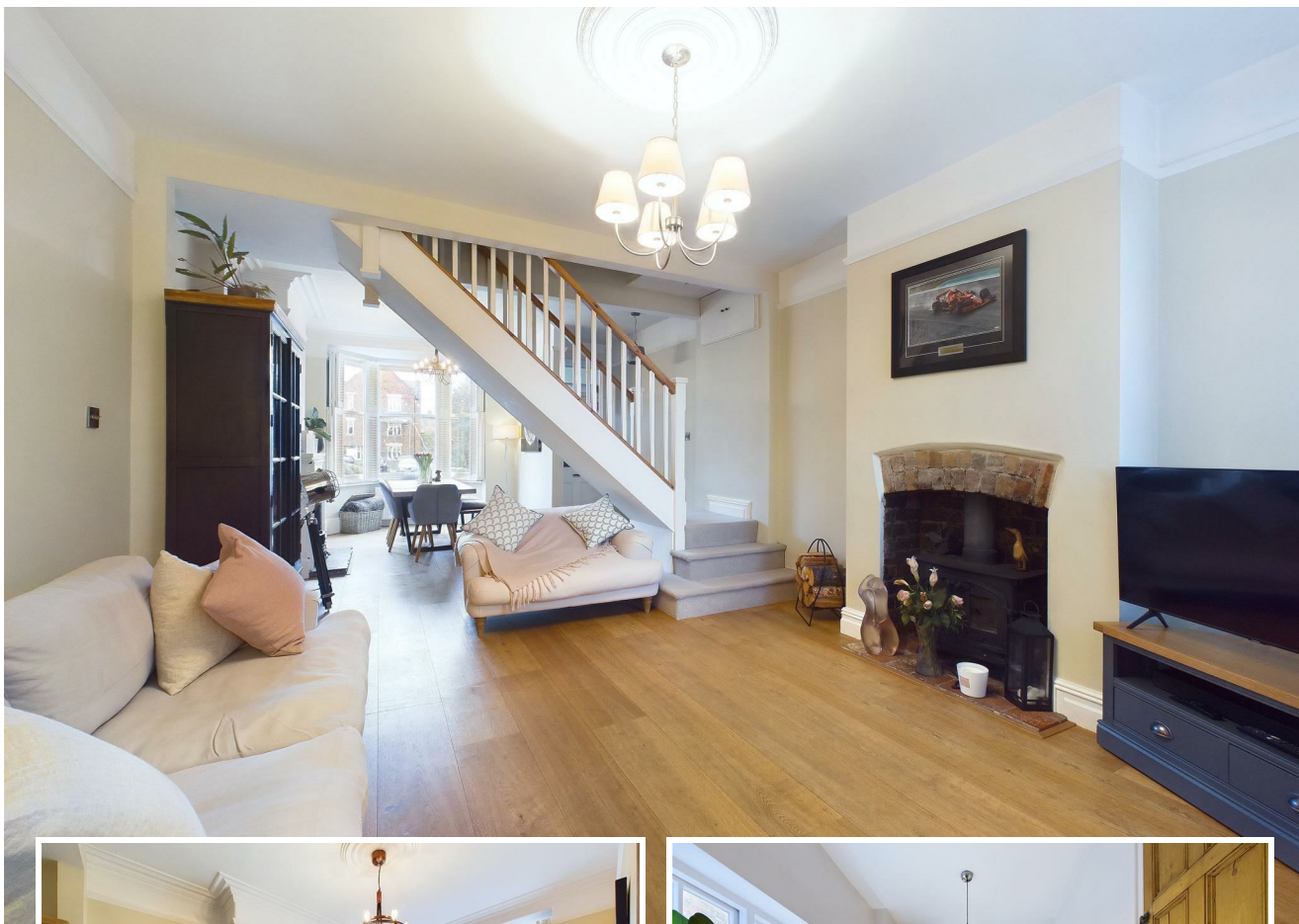
Principal Bedroom Or Sitting Room

### OUTSIDE

Landscaped Fore Garden • Impressive Lawned Rear Garden With Patios, Deck, BBQ Area and Summer House With Power • Side Access

### FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating E • Upvc Double Glazing • All Mains Services

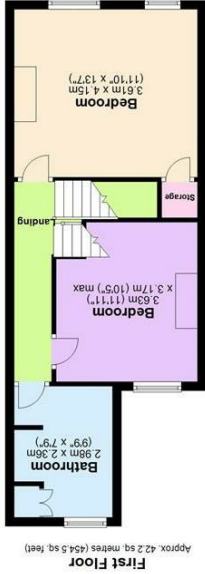
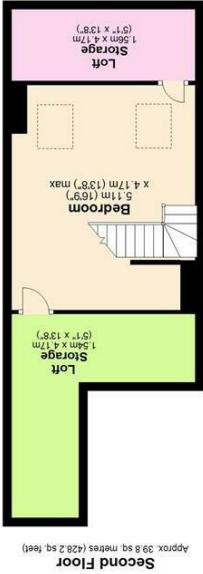








Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	
78	50	
EU Directive 2002/91/EC		
England & Wales		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Very energy efficient - lower running costs		
Current		
79	53	
EU Directive 2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		



Total area: approx. 142.2 sq. metres (1530.7 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



Not All Agents Are Equal...