

Offers Over £200,000

Jayman
www.jayman.co.uk

Estate Agents

Beacon Mews

Lichfield, WS13 7AH



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Jayman are pleased to offer this lovely two bedroom second floor apartment in the popular Beacon Mews development (off Beacon Street) within walking distance of Lichfield City Centre. This light and spacious apartment has two bedrooms, open plan living, dining, kitchen area and two bathrooms. There is one private parking space and visitor parking. Viewing is highly recommended.

Leasehold 105 years unexpired term.

Service Charge £1,080 per annum.

The property benefits from having no chain!

Entrance Hall

With doors leading to

Bedroom 1 11'1" x 20'0" (3.4 x 6.1)

Double bedroom with door to ensuite.

Ensuite 8'2" x 3'11" (2.5 x 1.2)

With suite comprising of shower, wc and wash hand basin.

Bedroom 2 11'5" x 8'10" (3.5 x 2.7)

Double bedroom.

Bathroom 8'6" x 6'2" (2.6 x 1.9)

With suite comprising of bath, wc and wash hand basin.

Kitchen 11'5" x 8'2" (3.5 x 2.5)

With a range of storage cupboards, sink and drainer, cooker, fridge/freezer.

Living Room / Diner 12'1" x 16'4" (3.7 x 5)

Dual aspect.

Parking

One allocated parking space.

Looking to sell your home?

Our dedicated team is here to make the process smooth, stress-free, and successful.

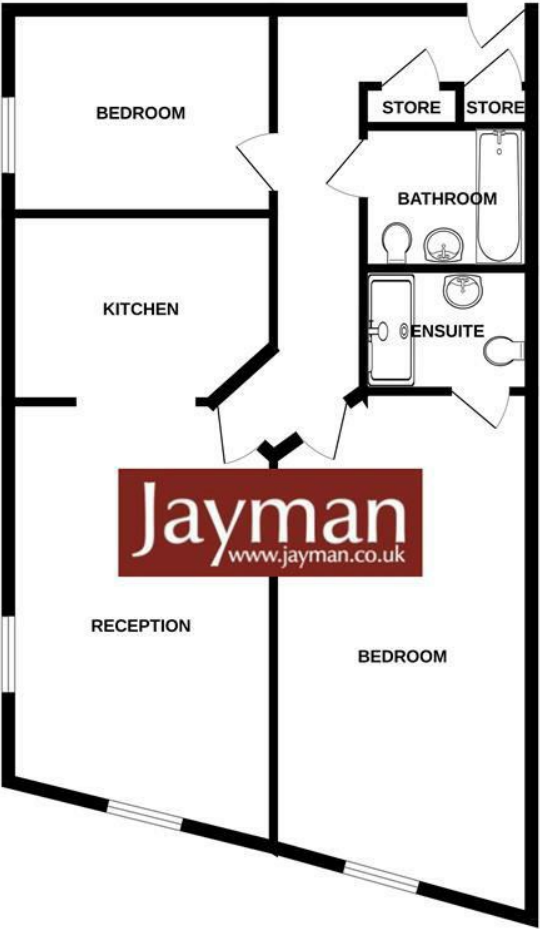
We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



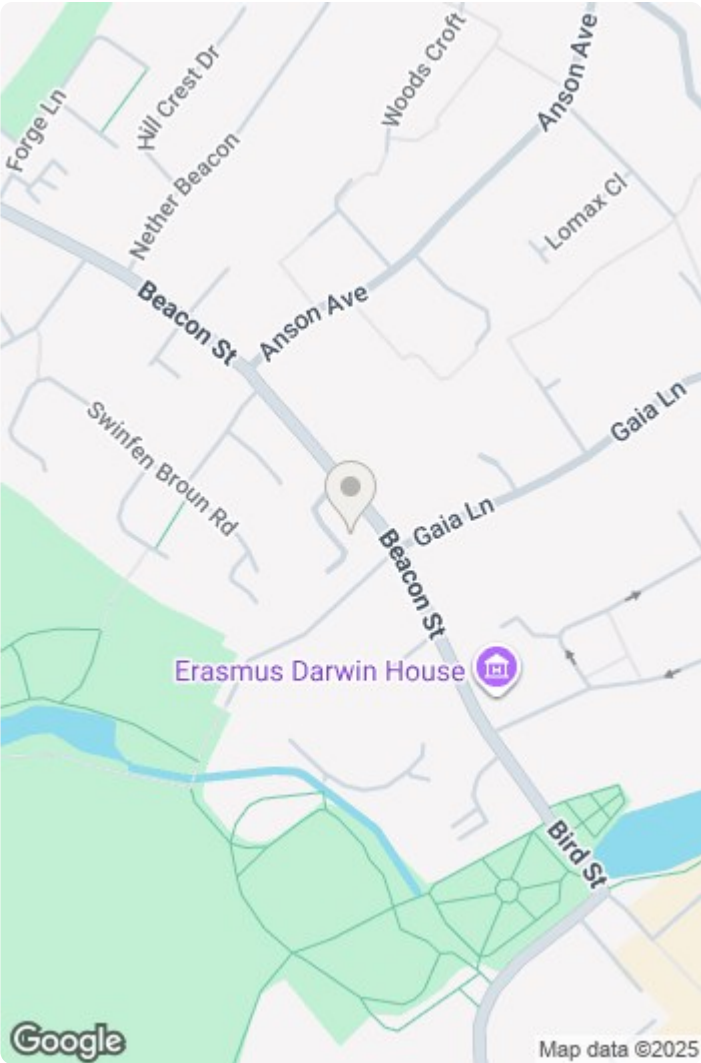
REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

SECOND FLOOR



2 BEDROOM APARTMENT

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			10-15 A		
81-91 B			16-20 B		
69-80 C			21-25 C		
55-68 D			26-30 D		
44-54 E			31-35 E		
35-43 F			36-40 F		
2-34 G			41-45 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

