



2a Nether Beacon, Lichfield, WS13 7AT

 Parker
Hall

Set within a most desirable street just minutes from the centre of Lichfield is this impressive executive detached family home showcasing a wealth of accommodation and flexibility, four double en suite bedrooms and outside space including attractive gardens and ample parking. Finished to a superb specification throughout, this thoughtfully extended home showcases quality fittings throughout including a stunning open plan dining kitchen with granite worksurfaces, Karndean flooring and under floor heating, four luxury en suites, oak doors, skirtings and architraves throughout and convenient USB points to all

four bedrooms and the kitchen's island unit.

Having been extended substantially around 18 months ago, the property also benefits from new windows and doors throughout, a full rewire, re-plumbing and a new boiler. The generous interiors offer much flexibility for a growing family with space for a The spacious reception hall leads off to three reception rooms, cloakroom, a stunning open plan dining kitchen to the ground floor, with four double bedrooms to the first floor each serviced by a private luxury en suite. Outside, there are landscaped gardens to the rear and

the generous driveway provides ample parking to the front aspect. There is also potential to convert the formal dining room/third reception room into a large garage if required.

Set just minutes walk from the centre of Lichfield, the property is ideally placed for local amenities, schools, commuter roads and rail stations. Within the character city centre of Lichfield are a range of shops, cafes and restaurants, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned

Beacon Park. The city is placed for convenient travel along the A515, A38 and M6 Toll, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London and the International airports of Birmingham and East Midlands airports both within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards and The Friary as well as independent schools including the Cathedral School, Repton and Abbots Bromley.



- Impressive Executive Detached Home
- Extended Family Accommodation
- Superb Specification Throughout
- Stunning Open Plan Dining Kitchen
- Three Further Reception Rooms
- Reception Hall & Cloakroom
- Four Double Bedrooms
- Four Luxury En Suites
- Ample Parking & Attractive Gardens
- Walking Distance to Lichfield Centre
- Well Placed for Commuters, Schools & Amenities

Reception Hall

A spacious welcome to this executive family home, having engineered oak flooring, and staircase rising to the first floor with storage beneath and doors open into:

Dining Room 4.9 x 3.53m (approx 16'1 x 11'7)

Ideal as a formal dining space, having a window to the front aspect and double doors opening into:

Lounge 5.74 x 3.63m (approx 18'10 x 11'11)

Another well presented reception room having window to the rear and a feature exposed brickwork fireplace housing a wood burning stove

Open Plan Dining Kitchen 7.62 x 6.3m (approx 25'0 x 20'8) – max

A stunning open plan space comprising a comprehensively fitted kitchen and dining space. The kitchen has been refitted with a generous



range of cream wall and base units having granite work surfaces over, housing inset double Belfast sink, a second stainless steel sink with side drainer, spaces for a washing machine and Range cooker and integral appliances including dishwasher, larder fridge and freezer. A central island unit provides a breakfast bar, further storage and an integral wine cooler and the kitchen has a window to the rear aspect, Karndean flooring and under floor heating. The kitchen opens into the **Dining Area** where aluminium sliding doors open out to the rear garden. The kitchen opens into:

Playroom 5.46 x 3.94m (approx 17'11 x 12'11) max
A useful third reception room ideal as a playroom or second sitting room, having windows to the front and under floor heating. A door opens into the **Reception Hall**

Cloakroom

Having suite comprising low level flush WC, and vanity wash hand basin with tiled splash back





Stairs rise from the **Reception Hall** to the **Galleried Landing**, having a window to the front, loft access point and doors off to the **Airing Cupboard** and into:

Master Bedroom 5.13 x 3.61m (approx 16'10 x 11'10)

A spacious principal bedroom having window to the rear and an opening into:

Dressing Room

Fitted with a range of wardrobe storage and shelving and having a window to the rear. Leading into:

Luxury En Suite 2.6 x 2.55m (approx 11'9 x 8'4)

Fitted with a quality suite comprising twin Imperial wash basins set to marble topped vanity unit, low level WC, large double shower and double ended bathtub, with tiled flooring, chrome heated towel rail and a window to the rear aspect

Bedroom Two 5.11 x 2.18m (approx 16'9 x 7'2)

Another spacious double room having window to the front and a door into:

En Suite 2.19 x 1.96m (approx 7'2 x 6'5)

Fitted with wash basin and low level WC set to vanity unit and a double shower, with tiled splash backs and a window to the rear aspect

Bedroom Three 4.39 x 3.58m (approx 14'5 x 11'9)

Having a window to front aspect and private use of:

En Suite 2.84 x 1.1m (approx 9'3 x 3'3)

Having suite comprising double shower cubicle, wash hand basin, low level flush WC, heated towel rail and extractor fan.

Bedroom Four 3.3 x 3.02m (approx 10'10 x 9'11)

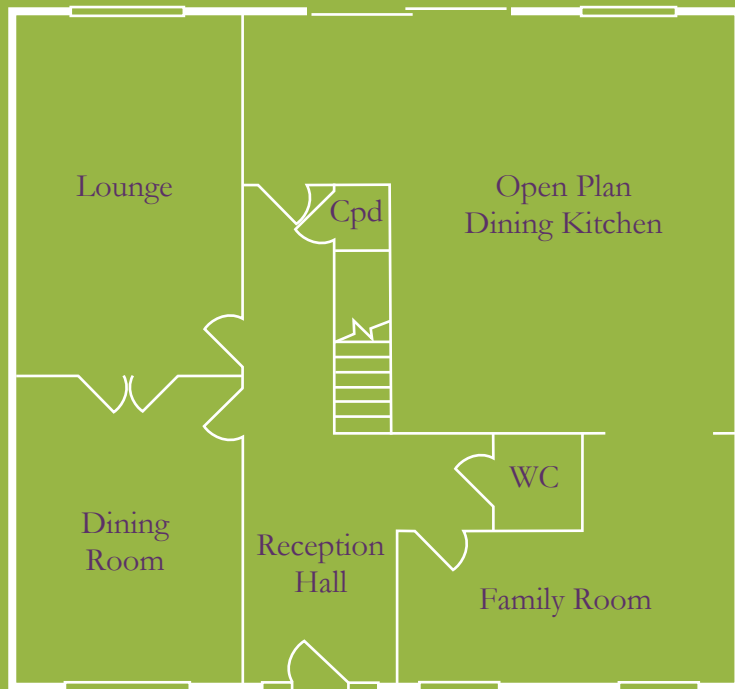
A fourth double bedroom having window to the front and a door into:

En Suite 2.98 x 0.9m (approx 9'9 x 2'11)

Fitted with a modern suite having wash basin set to vanity unit, low level WC and shower, with tiled splash backs







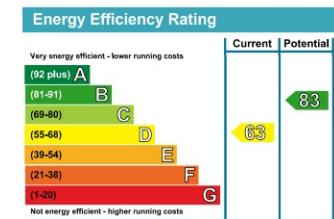


Outside

A character walled entrance off Nether Beacon leads into a sweeping tarmac driveway providing parking for a number of vehicles. There is gated access to the side leading to the rear garden and space to landscape the fore gardens or create additional parking

Landscaped Gardens

Being safely enclosed for pets and children, the rear garden is laid to paved terraces, a deck, well tended lawns and borders edged with railway sleepers. There are electrics fitted for the installation of a hot tub and the rear of the property features a water point and exterior lighting



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.