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# Erasmus Way, Lichfield - No Upward Chain & Backing On To Beacon Park

Offers Over £625,000

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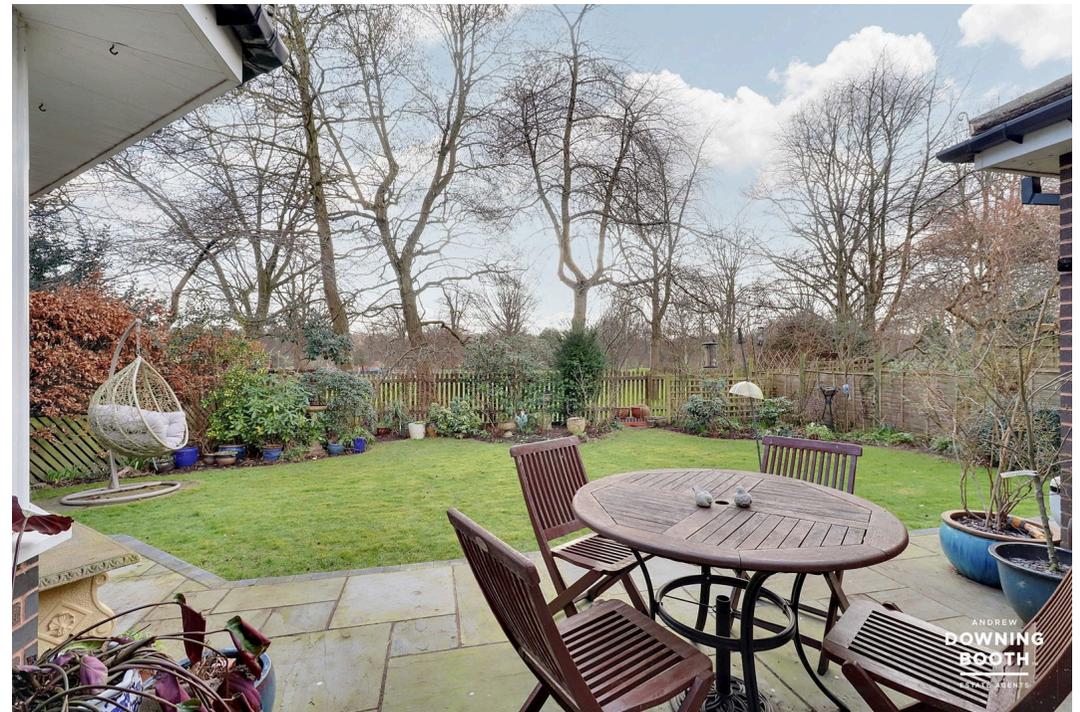


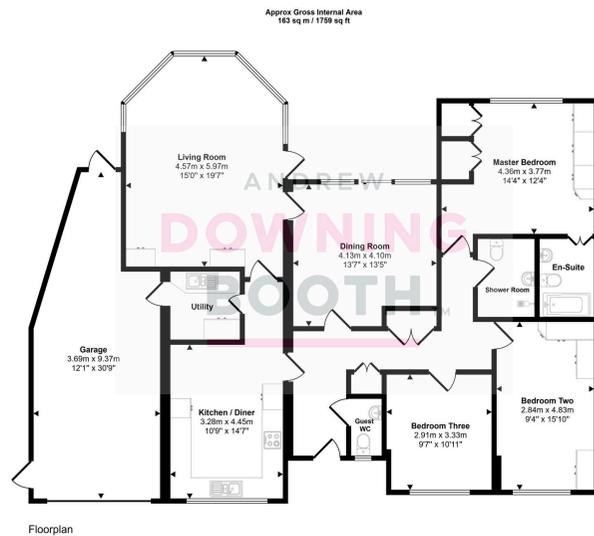
No upward chain & backing directly on to Beacon Park - As bungalows go, this simply magnificent three double bedroom home wants for absolutely nothing; boasting a truly prime location, exceptional levels of presentation throughout and an idyllic tucked away corner plot with a South-West facing garden at the end of a quiet and highly desirable cul-de-sac.

Sitting just a ten minute walk from Lichfield's thriving city centre via a reposeful stroll through the park, this superb detached property in Erasmus Way enjoys unrivalled access to just about all of the local amenities, including various upmarket restaurants/cafes (including the Michelin-starred 'Upstairs' by Tom Shepherd), major supermarkets, Lichfield Cathedral and, of course, the aforementioned award-winning Beacon Park, providing an abundance of scenic walks and trails, a golf course, play-park and even its own bistro-style cafe that sits just a matter of a few hundred yards from the property's rear gate. Lichfield City train station sits within a mile and provides a direct line to Birmingham and other surrounding areas, whilst Lichfield Trent Valley station is only a short drive away, with direct access to London in around an hour and fifteen minutes.

The accommodation is bathed in natural light and consistently tastefully appointed, and features two exceptional reception rooms, a very attractive kitchen/diner, utility room, three excellent size double bedrooms, contemporary shower room and guest WC, with the Master bedroom complete with its tasteful own en-suite bathroom. A very large loft offers excellent additional storage, as does the huge integral garage (again with ample loft space above). The particularly charming plot features a generous brick paved driveway and established shrub bed to the frontage, whilst an idyllic and pristinely maintained lawned garden sits to the rear.

This property, put bluntly, excels in every department. A viewing is nothing short of imperative.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shippy 360.

- Three Double Bedroom Detached Bungalow
- Incredibly Desirable Position Backing Directly On To Beacon Park
- Less Than Ten Minute Walk To Lichfield's City Centre Via The Park
- Spacious Driveway & Very Large Integral Garage
- EPC Rating: TBC
- No Upward Chain
- Exceptional Presentation & Consistently Superb Room Sizes
- Private, South-West Facing & Idyllic Rear Garden
- Fabulous Master Bedroom With Contemporary En-Suite
- Council Tax Band: E

