

# BEACONSFIELD HOUSE

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10 SANDFORD STREET, LICHFIELD, WS13 6QA



SIDLEYPIPER

Sidley Piper Homes  
specialise in individual,  
bespoke properties  
of the highest quality



SIDLEYPIPER

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Sidley Piper Homes is a privately-owned homebuilder that specialises in individual, bespoke properties of the highest quality. Each of its developments is designed to suit the location and to offer a luxury alternative to the discerning homebuyer.

Sidley Piper Homes is passionate about delivering exacting standards of craftsmanship, design and specification. Building homes for today, tomorrow and many years to come.

# Beaconsfield House Development

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Beaconsfield House is an exclusive development of 28 new build city apartments and a ground floor retail unit. A collection of one- and two-bedroom apartments. Each apartment features open plan kitchen dining areas with a high specification kitchen, branded appliances, and luxury bathrooms. These stylish apartments are situated in the heart of Lichfield, close to local amenities, bars and restaurants, parks and transport links direct to Birmingham and London.

These urban dwellings overlook the historic Lichfield Cathedral. With several third-floor apartments featuring Juliette balconies overlooking the scenic city of Lichfield.

With help to buy available on this development, these apartments are perfect for first time buyers looking to get on the property ladder.



BEACONSFIELD  
HOUSE

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# Living in Lichfield

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The city of Lichfield is located in the county of Staffordshire in the West Midlands. Just a stones throw from the A38, connecting Lichfield to Alrewas, Sutton Coldfield and Birmingham. Close to the M6 toll with direct routes to the north of the country. Lichfield is host to the famous three-spired medieval cathedral, this historic listed building overlooks scenic grounds and the city.

Lichfield's historic streets are lined with tempting shops, from high street favourites to unique independent boutiques. Lichfield has a diverse range of award-winning pubs, bars, and restaurants. Perfect for evening entertainment.

There are many parks, gardens, and open spaces in the city. The city centre park is Beacon Park, which has perfect attractions for children. There are a range of community events and activities held throughout the year, ideal for family living. With train routes direct to Birmingham and London.

The city is perfectly located for commuters.

# BEACONSFIELD HOUSE

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LICHFIELD CATHEDRAL

TESCO EXTRA

ALDI

TESCO PETROL STATION

BEACON PARK, GARDENS, GOLF & TENNIS

THREE SPIRES SHOPPING CENTRE

GREEN HILL HEALTH CENTRE

BEACON PARK VILLAGE

LICHFIELD GARRICK THEATRE

MICHAEL'S C OF EC PRIMARY SCHOOL

FESTIVAL GARDENS

STAFFORDSHIRE UNIVERSITY

LICHFIELD CITY TRAIN STATION

ST JOSEPH'S RC PRIMARY SCHOOL

THE FRIARY

QUEEN'S CROFT HIGH SCHOOL

# Location Information & travel times

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Lichfield Town Centre

5 mins

Amenities

5 mins

Schools

6 mins

Train Stations

7 mins



A38

7 mins

M6 toll

10 mins

Birmingham City Centre

30 mins

Manchester

1.5 hours

London

3 hours



Sutton Coldfield

20 mins

Birmingham

45 mins

London

1.5 hours



# BEACONSFIELD HOUSE

10 SANDFORD STREET, LICHFIELD, WS13 6QA

- 1. Apartments
- 2. Secure car park
- 3. Open air car park
- 4. Bicycle shelter
- 5. Retail unit
- 6. Refuse store



An exclusive  
development of  
28 new build city  
apartments



Modern open plan living,  
designer kitchens and  
stylish bathrooms



# Beaconsfield House

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## Ground Floor

Parking  
Retail unit  
Plant room  
Apartments 1-4

## First Floor

Apartments 5-12

## Second Floor

Apartments 13-20

## Third Floor

Apartments 21-28

# Ground Floor



|             | Area                | Lounge/dinner                          | Bathroom                            | Bedroom 1                             | Bedroom 2                          |
|-------------|---------------------|--|-------------------------------------|---------------------------------------|------------------------------------|
| Apartment 1 | 50 SQ M - 542 SQ FT | W 4.2M X L 6.3M / W 13.8 FT X L 20.5FT | W 1.8M X L 2.3M / W 6FT X L 7.5FT   | W 3.5M X L 4.0M / W 11.5FT X L 13FT   | -                                  |
| Apartment 2 | 40 SQ M - 425 SQ FT | W 3.1M X L 6.8M / W 10.2FT X L 22.4FT  | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 2.9M X L 4.5M / W 9.5FT X L 14.7FT  | -                                  |
| Apartment 3 | 40 SQ M - 435 SQ FT | W 3.1M X L 6.8M / W 10.2FT X L 22.4FT  | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 2.9M X L 4.5M / W 9.5FT X L 14.7FT  | -                                  |
| Apartment 4 | 65 SQ M - 703 SQ FT | W 3.3M X L 6.5M / W 10.8FT X L 21.3FT  | W 2M X L 1.4M / W 6.5FT X L 4.6FT   | W 3.5M X L 4.1M / W 11.5FT X L 13.5FT | W 3M X L 4.2M / W 9.8FT X L 13.8FT |

# First Floor



|              | Area                | Lounge/dinner                         | Bathroom                            | Bedroom 1                             | Bedroom 2                             |
|--------------|---------------------|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|
| Apartment 5  | 53 SQ M - 576 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 6  | 53 SQ M - 576 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 7  | 53 SQ M - 567 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 8  | 54 SQ M - 586 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 9  | 52 SQ M - 562 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 10 | 52 SQ M - 556 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 11 | 39 SQ M - 422 SQ FT | W 3.1M X L 5.7M / W 10.2FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.1M X L 3.4M / W 10.2FT X L 11.2FT | -                                     |
| Apartment 12 | 66 SQ M - 709 SQ FT | W 5.3M X L 5.7M / W 17.4FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.5 X L 3.4M / W 11.5FT X L 11.2FT  | W 3.3M X L 3.4M / W 10.8FT X L 13.1FT |

# Second Floor



|              | Area                | Lounge/dinner                         | Bathroom                            | Bedroom 1                             | Bedroom 2                             |
|--------------|---------------------|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|
| Apartment 13 | 53 SQ M - 576 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 14 | 53 SQ M - 576 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 15 | 53 SQ M - 567 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 16 | 55 SQ M - 588 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 17 | 52 SQ M - 562 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 18 | 52 SQ M - 556 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  |
| Apartment 19 | 39 SQ M - 422 SQ FT | W 3.1M X L 5.7M / W 10.2FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.1M X L 3.4M / W 10.2FT X L 11.2FT | -                                     |
| Apartment 20 | 66 SQ M - 709 SQ FT | W 5.3M X L 5.7M / W 17.4FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.5 X L 3.4M / W 11.5FT X L 11.2FT  | W 3.3M X L 3.4M / W 10.8FT X L 13.1FT |

# Third Floor



|              | Area                | Lounge/dinner                         | Bathroom                            | Bedroom 1                             | Bedroom 2                            |
|--------------|---------------------|---------------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|
| Apartment 21 | 48 SQ M - 517 SQ FT | W 5M X L 5.5M / W 16.4FT X L 18FT     | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 4.2M X L 2.9M / W 13.8FT X 9.5FT    | -                                    |
| Apartment 22 | 48 SQ M - 517 SQ FT | W 5M X L 5.5M / W 16.4FT X L 18FT     | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 4.2M X L 2.9M / W 13.8FT X 9.5FT    | -                                    |
| Apartment 23 | 48 SQ M - 517 SQ FT | W 5M X L 5.5M / W 16.4FT X L 18FT     | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 4.2M X L 2.9M / W 13.8FT X 9.5FT    | -                                    |
| Apartment 24 | 47 SQ M - 505 SQ FT | W 4.7M X L 5.4M / W 15.4FT X L 17.7FT | W 1.5M X L 2.1M / W 4.9FT X L 6.9FT | W 4.2M X L 2.9M / W 13.8FT X 9.5FT    | -                                    |
| Apartment 25 | 52 SQ M - 562 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT |
| Apartment 26 | 52 SQ M - 556 SQ FT | W 3.2M X L 5.7M / W 10.5FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT  | W 3.0M X L 3.4M / W 9.8FT X L 11.1FT |
| Apartment 27 | 39 SQ M - 422 SQ FT | W 3.1M X L 5.7M / W 10.2FT X L 18.7FT | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.1M X L 3.4M / W 10.2FT X L 11.2FT | -                                    |
| Apartment 28 | 49 SQ M - 532 SQ FT | W 6.1M X L 5.8M / W 20FT X L 19FT     | W 1.5M X L 2.3M / W 4.9FT X L 7.5FT | W 3.3M X L 3.4M / W 10.8FT X L 11.2FT | -                                    |



# Specification

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The highest levels of design and specification are what elevate Beaconsfield House to be somewhere truly special to live. From beautiful open plan kitchens with branded appliances to stunning bathrooms with modern chrome fitting, these are perfect city apartments.

Integrated appliances

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Integrated fridge freezer

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Integrated washer dryer

Brushed chrome sockets and switches

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Vardo brassware to bathrooms

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Ideal standard sanitary

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Half height tiles in bathrooms and tiled floors

Brushed satin internal ironmongery

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Video intercom

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Electric central heating



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Agent's notes:

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon. Photographs and computer generated images are used for illustrative purposes only and it must not be inferred that any item shown is included with the property.