



200B Upper St. John Street,
Lichfield WS14 9EF

Downes & Daughters
ESTATE AGENCY

200B Upper St. John Street,
Lichfield WS14 9EF
£475,000

A rare opportunity to acquire one of only five detached family homes on this select development, accessed via a service road off Upper St. John Street, with all the convenience of 'City Centre' living. These much sought after homes offer a more modern alternative to a central property market, normally dominated by Victorian terraces, even though they were built fifty years ago. The flexible interior has a wonderful 'retro' feel and extends to over 1866.9 sq.ft of spacious accommodation over two floors. The ground floor comprises: an entrance hallway, guest cloakroom, large living and dining room, kitchen and utility and an open tread staircase connects to the first floor which boasts a landing with access to a roof terrace, impressive principal bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally there is private driveway parking, lawned fore garden, integral double garage with electric roller door and a single level lawned rear garden with patio seating area.

Viewing is essential to appreciate the 'really rather cool' nature of this property and its convenient central location.

GROUND FLOOR

Entrance hallway with open tread staircase to the first floor • Guest cloakroom • Spacious 'L' shaped living & dining room with access to rear garden • Kitchen • Utility room with access to the garage and side return

FIRST FLOOR

Landing with access to the roof terrace • Principal bedroom with a wide range of fitted bedroom furniture • En suite shower room • Bedroom two • Bedroom three • Bedroom four • Family Bathroom

OUTSIDE

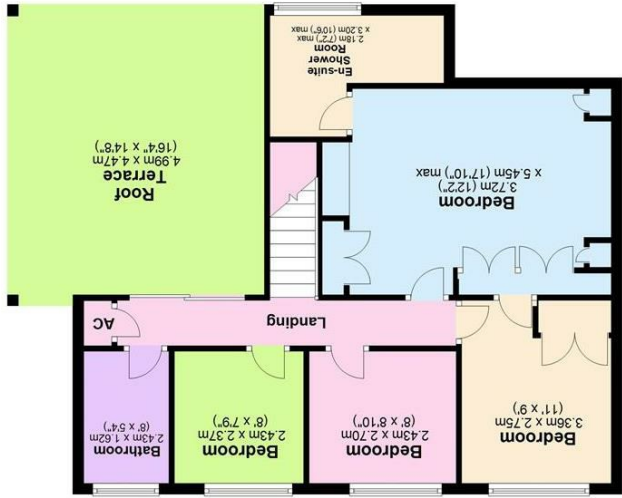
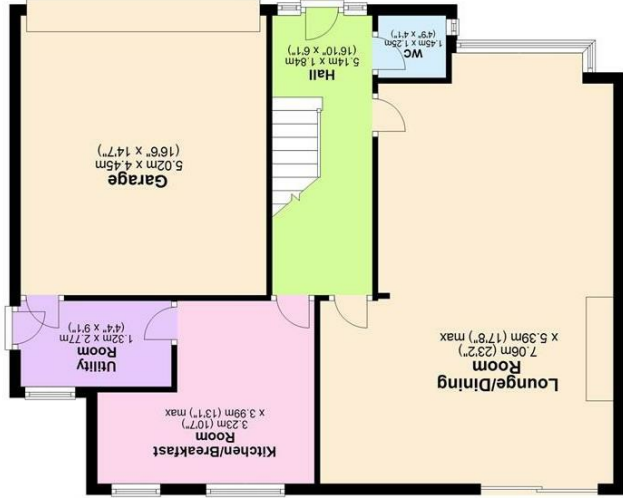
Tarmac private driveway • Lawned fore garden • Integral double garage with electric roller door • Lawned rear garden • Patio seating areas • Roof terrace







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



Total area: approx. 173.4 sq. metres (1866.9 sq. feet)

Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(29 pphs)
A	(41-51)
B	(59-80)
C	(93-120)
D	(121-150)
E	(151-200)
F	(201-250)
G	(251-300)
EU Directive 2002/91/EC	England & Wales
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(121-130)
B	(131-150)
C	(151-180)
D	(181-200)
E	(201-250)
F	(251-300)
G	(301-350)
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