



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



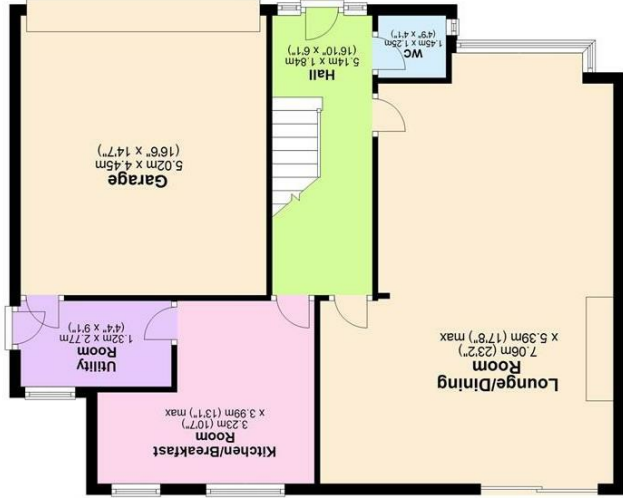




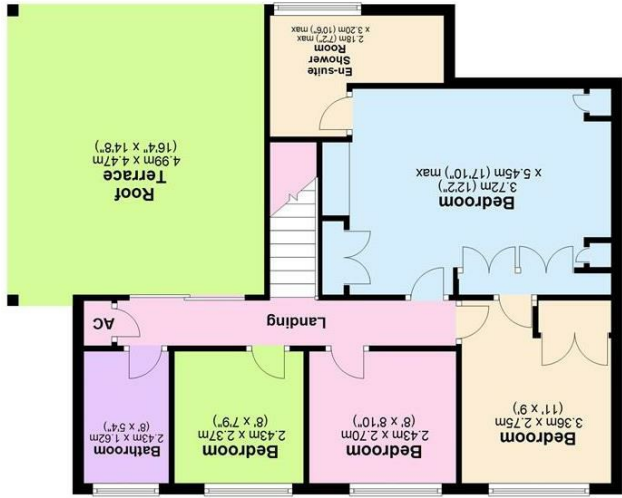




5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
 www.downesanddaughters.co.uk



Ground Floor  
 Approx. 88.2 sq. metres (949.4 sq. feet.)



First Floor  
 Approx. 85.2 sq. metres (917.5 sq. feet.)

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(38-54)
E	(21-38)
F	(11-20)
G	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(38-54)
E	(21-38)
F	(11-20)
G	
EU Directive 2002/91/EC	