



2 Stowe Street, Lichfield
WS13 6AQ

Downes & Daughters
ESTATE AGENCY

2 Stowe Street, Lichfield WS13 6AQ £239,950

Possibly one of the most centrally located period cottage homes Lichfield has to offer. Nestled at the very end of Lombard Street where George Lane turns in to Stowe Street, with Stowe Pool and Lichfield's historic City Centre only moments away. Also within easy reach of Lichfield City Train Station, this delightful period property is perfectly positioned to enjoy all the benefits city centre living brings, with a host of bars, restaurants and amenities literally on your doorstep. The attractive nature of the property itself completes the package with a spacious living and dining room, kitchen and utility on the ground floor, a bedroom and bathroom on the first floor and two bedrooms on the second floor. With one bedroom giving access to the other. Further benefits rarely found with a property in such a central location include a secluded private rear garden accessed via the shared access pathway. Having just come out of long-term rental this property provides a great opportunity for the new owners to use and improve and is priced accordingly.

Viewing is essential to appreciate the abundant charm of this property and its enviable location. No onward chain.

GROUND FLOOR

Living & Dining Room With Gas Fire • Under Stairs Storage Cupboard • Kitchen With Access To Side Return • Utility Room Formerly A Ground Floor Bathroom

FIRST FLOOR

Landing • Bedroom One • Bathroom

SECOND FLOOR

Stairs Rise Directly In To Bedroom Two Which Leads To... • Bedroom Three

OUTSIDE

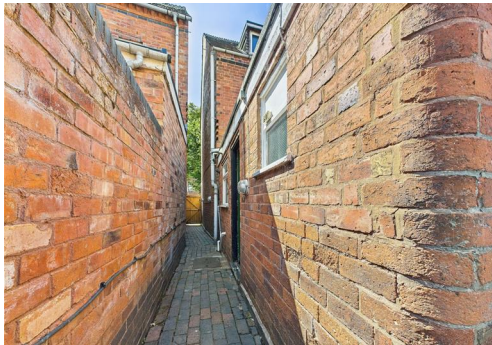
Gated Side Access (right of way for neighbouring properties) Leading To... • Secluded Private Garden

FURTHER INFORMATION

Council Tax Band B • Energy Rating D • Double Glazing • All Mains Services • Gas Central Heating • Mains Sewerage

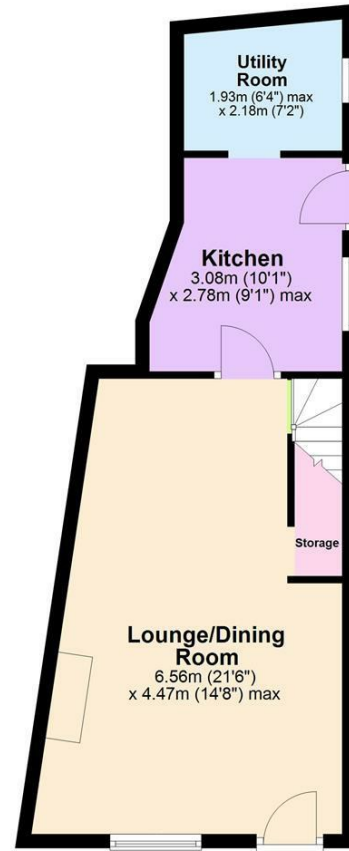






Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



Second Floor

Approx. 18.8 sq. metres (201.9 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		73
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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



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