



62 St. Michael Road,
Lichfield WS13 6SL

Downes & Daughters
ESTATE AGENCY

62 St. Michael Road, Lichfield WS13 6SL £350,000

What a wonderful opportunity to acquire a three bedroom, semi-detached, family home in such a convenient central Lichfield location...With no onward chain! Conveniently positioned only 0.4 miles away from Lichfield City Station and only a short walk from Lichfield's vibrant city centre, this delightful property is stylishly presented by the current owner and extends to 1100 square feet of naturally bright accommodation with huge potential for further extension. The internal accommodation comprises: Entrance hallway, breakfast kitchen and a living and dining room with access to the rear garden, on the ground floor and three bedrooms, a modern bathroom and separate WC on the first floor. Externally the property sits on a plot of approximately 0.1 acres boasting private driveway parking with front garden, large garage and workshop space with ground floor WC and an impressive westerly facing rear garden with wonderful levels of privacy, shaped lawn and patio seating areas.

Viewing is essential to appreciate the charm of this superb family home and the extent of its future potential.

GROUND FLOOR

Entrance Hallway With Storage Cupboards • Breakfast Kitchen With Door To Garage • Rear Living & Dining Room With Access To Garden

FIRST FLOOR

Landing • Bedroom One • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Modern Shower Room • Separate WC

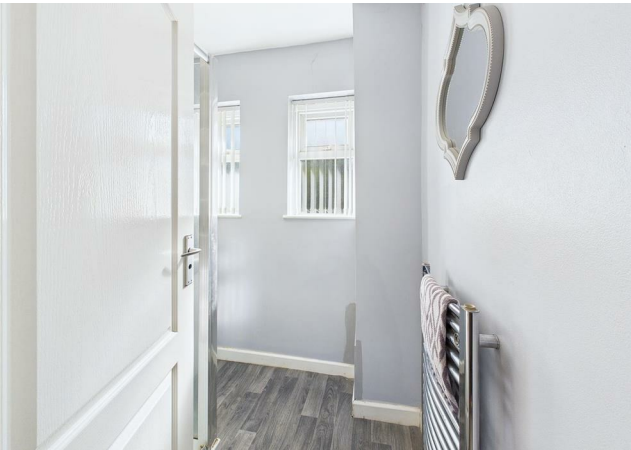
OUTSIDE

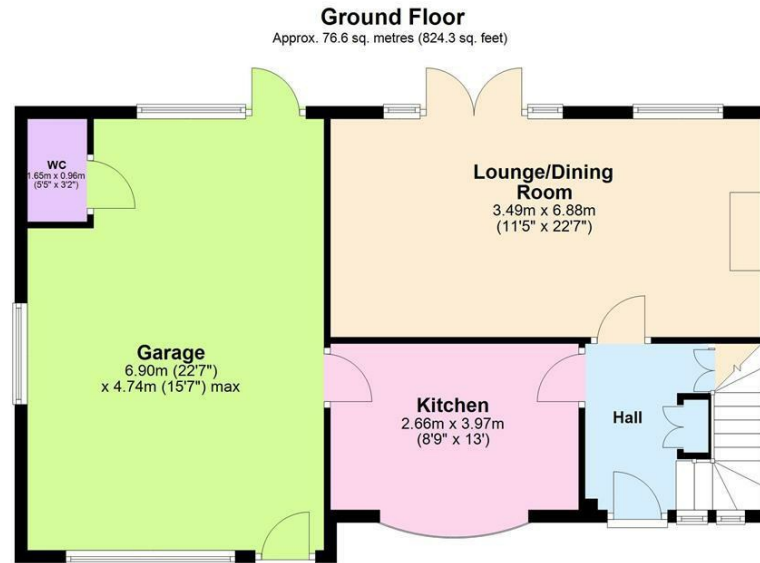
Private Driveway Parking • Front Garden • Impressive Oversized Garage & Workshop Space • Ground Floor WC • Impressive & Wonderfully Private Rear Garden • Patio Seating Area • Shaped Lawn & Established Borders • Second Large Patio At The Foot Of The Garden

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating ? • Upvc Double Glazed Windows • All Mains Services







Total area: approx. 119.6 sq. metres (1287.1 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	68	77
(39-54) E		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



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