



Upper St John Street  
Lichfield



# Upper St John Street Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three/four bedroom semi-detached family home being offered with NO ONWARD CHAIN.

The large property is currently set up as a three bed but could easily be converted back to four bedroom property by any potential buyer if required.

The property briefly comprises: porch, entrance hallway, large reception room with lounge and dining area, kitchen, double garage with rear utility, landing, extended master bedroom plus two further double bedrooms and a family bathroom.

Externally the property features and private driveway with parking for at least three cars, plus a generous rear garden with patio area, lawn and mature planted tree, shrubs and flower beds as well as pond and an outside store.

Other benefits include: UPVC double glazing, hot water tank and electric storage heater providing heating throughout.

## **PORCH:**

Composite entrance door, light point, opening to the WC and further door to the hallway.

## **RECEPTION HALL:**

Accessed via the porch it features: vinyl wood effect flooring (covering red quarry tiles), ceiling light point, stairs to the first floor, window and door into the main reception room and opening to the kitchen.

## **LOUNGE & DINING AREA:**

12' 6" x 24' 3" (3.80m x 7.40m)  
Feature fireplace with fitted electric fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, window to the front and French doors to the rear garden.

## **KITCHEN:**

6' 1" x 8' 0" (1.85m x 2.45m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and integrated fridge, light point, window to the rear and door to the double garage.

## **DOUBLE GARAGE & UTILITY:**

11' 2" x 23' 0" (3.40m x 7.00m)  
Electric roller shutter front door, light and electric points, door to the rear garden, rear utility area with fitted units, work top, sink and drainer plus space and plumbing for a washing machine, dryer and further white goods.

## **WC:**

Low level WC, wash hand basin, vinyl flooring and light point.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and airing cupboard.

## **BEDROOM ONE:**

11' 2" x 23' 0" (3.40m x 7.02m)  
Carpeted flooring, ceiling light points and windows to both the front and rear.





**BEDROOM TWO:**

18' 1" max x 11' 8" max (5.50m x 3.56m)  
 Built in wardrobes, carpeted flooring, ceiling light point, window to rear. The bed are could be turned back into a fourth bedroom if required.

**BEDROOM THREE:**

12' 8" x 11' 6" (3.86m x 3.51m)  
 Carpeted flooring, ceiling light point and windows to the front.

**FAMILY BATHROOM:**

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling lights and window to the front.

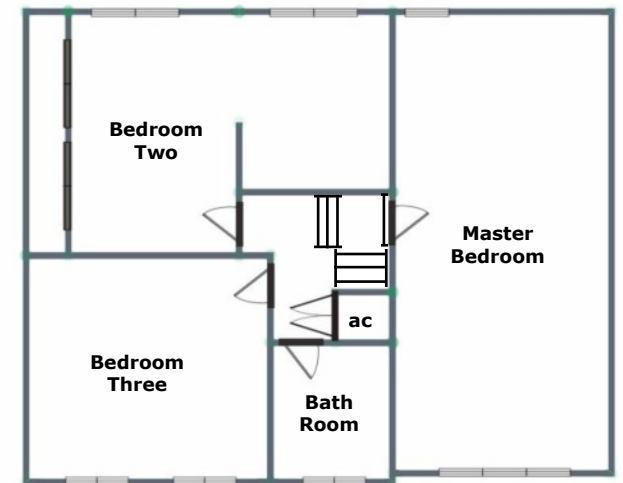
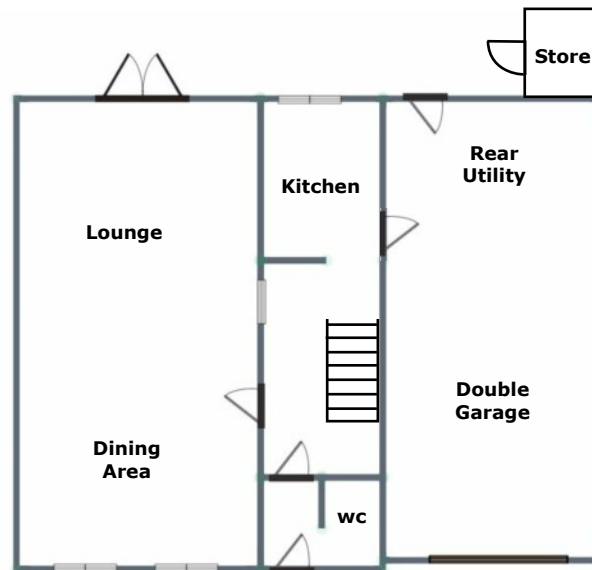


**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE



