



Upper St John Street
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two bedroom end terraced house situated in a sought after location just a short walk from the city centre.

The property features spacious living accommodation with two large reception rooms, a stunning kitchen and bathroom both with a pitched roof and Velux skylights, plus two double bedrooms and attic space with potential to convert into a further bedroom subject to planning consent. There is also a small rear courtyard and separate bin storage area.

Other features include some new windows, Velux skylights and composite front door, gas central heating with a modern combi boiler also providing instant hot water as well as the feature gas fireplace in the front lounge. The property benefits from new carpeted flooring in the lounge and dining room.

The property is located in Lichfield, with its wide range of shops, restaurants and other attractions whilst also being conveniently located for access to good local schooling, supermarket and other nearby amenities. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

LOUNGE:

12' 4" x 12' 0" (3.75m x 3.65m)

Feature fireplace with fitted coal effect gas fire set on a black marble hearth with wooden surround, carpeted flooring, TV aerial & phone sockets, ceiling & wall light points, radiator, open

plan to the dining room, staircase to the first floor, window to the front and new composite front door.

DINING ROOM:

12' 4" x 9' 0" (3.75m x 2.75m)

Carpeted flooring, ceiling light points, radiator, windows to rear and doorway to the kitchen.

KITCHEN:

8' 2" x 6' 9" (2.48m x 2.05m)

Range of matching modern fitted wall and base units incorporating cabinets and work surfaces, tiled splash backs, inset bowl sink and drainer with mono tap, space for cooker, washing machine, pitched roof with Velux skylight and recess spot lights, window to side, opening to the rear hallway with space for fridge and freezer, door to the courtyard and bathroom.

FAMILY BATHROOM:

Modern fitted white suite comprising: bath with shower over and screen, cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, recess ceiling spot lights and Velux ceiling skylight plus window to side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and access to the part boarded loft space with Velux skylight, ideal for a conversion into an extra bedroom.

MASTER BEDROOM:

12' 4" x 12' 0" (3.75m x 3.66m)

Built in cupboard, carpeted flooring, radiator, ceiling light point and new window to front.





BEDROOM TWO:

12' 4" x 9' 0" (3.75m x 2.75m)

Carpeted flooring, ceiling light point, radiator and new window to rear.

EXTERNALLY:

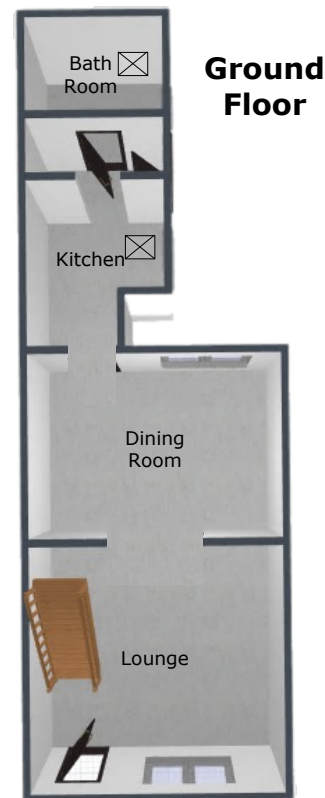
The private rear courtyard area has gated access from the side and features block paving, plastered white walls and a door into the rear hallway. There is also a further small garden to the rear with planted flower beds and bin store area. Parking is on street.

VIEWING:

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

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