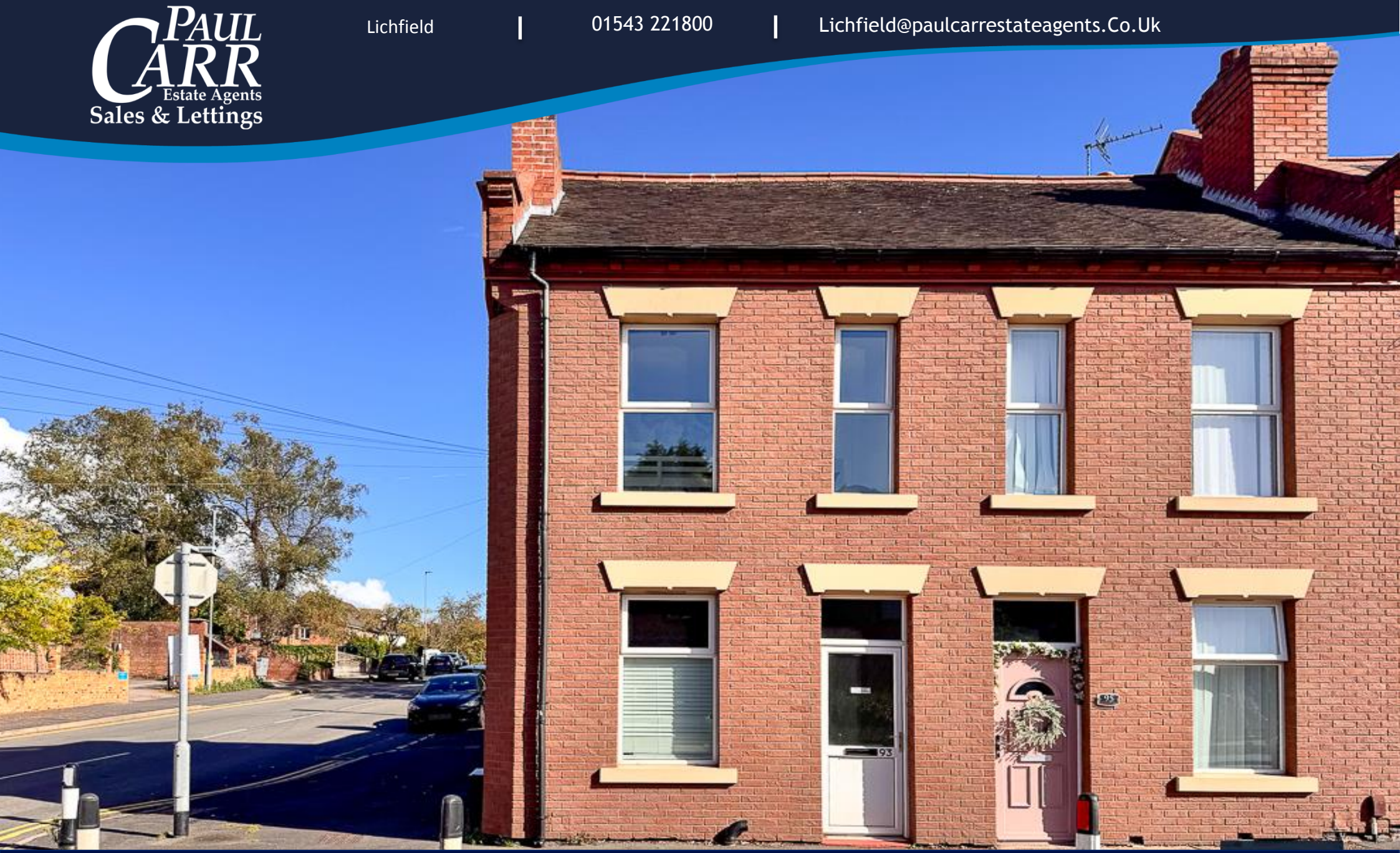
PAUL CARR Estate Agents Sales & Lettings

Lichfield | 01543 221800 | Lichfield@paulcarrestateagents.Co.Uk



Upper St. John Street, Lichfield, WS14 9EA

Offers in the Region Of £180,000

Lichfield

Offers in the Region Of £180,000

2 | 1 | 2

Excellent first time buyer's property located within walking distance of Lichfield City train station, facilities in the centre of the historic cathedral city of Lichfield and close to a variety of schools for all ages including the highly sought after King Edward VI School.

Requiring a degree of cosmetic updating the property comprises to the ground floor of two reception rooms and a fitted kitchen whilst upstairs are two bedrooms and a modern bathroom.

In addition the property has a small rear courtyard, double glazed windows, gas central heating and a cellar.

Offered with NO ONWARD CHAIN this is a fantastic opportunity for buy-to-let investors to purchase a property with approx 6.5% yield and for First Time buyer's a chance to purchase a home in a prime location with the benefit of NO STAMP DUTY!

Call Paul Carr Lichfield to arrange a viewing!

















Viewer's Note:

Services connected:
Water, Drainage, Gas, Electric

Council tax band:
B

Tenure:
Freehold

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 27th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of **obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.**

Property Specification

NO ONWARD CHAIN
Ideal First Purchase
Excellent Buy-to-Let Investment
Two Reception Rooms
Two Bedrooms & First Floor Bathroom

Living Room
4.01m (13'2") x 3.34m (10'11")

Dining Room
4.01m (13'2") x 2.76m (9'1")

Cellar
1.90m (6'3") x 0.81m (2'8")

Kitchen
2.71m (8'11") x 2.24m (7'4")

Landing
2.55m (8'4") x 0.76m (2'6")

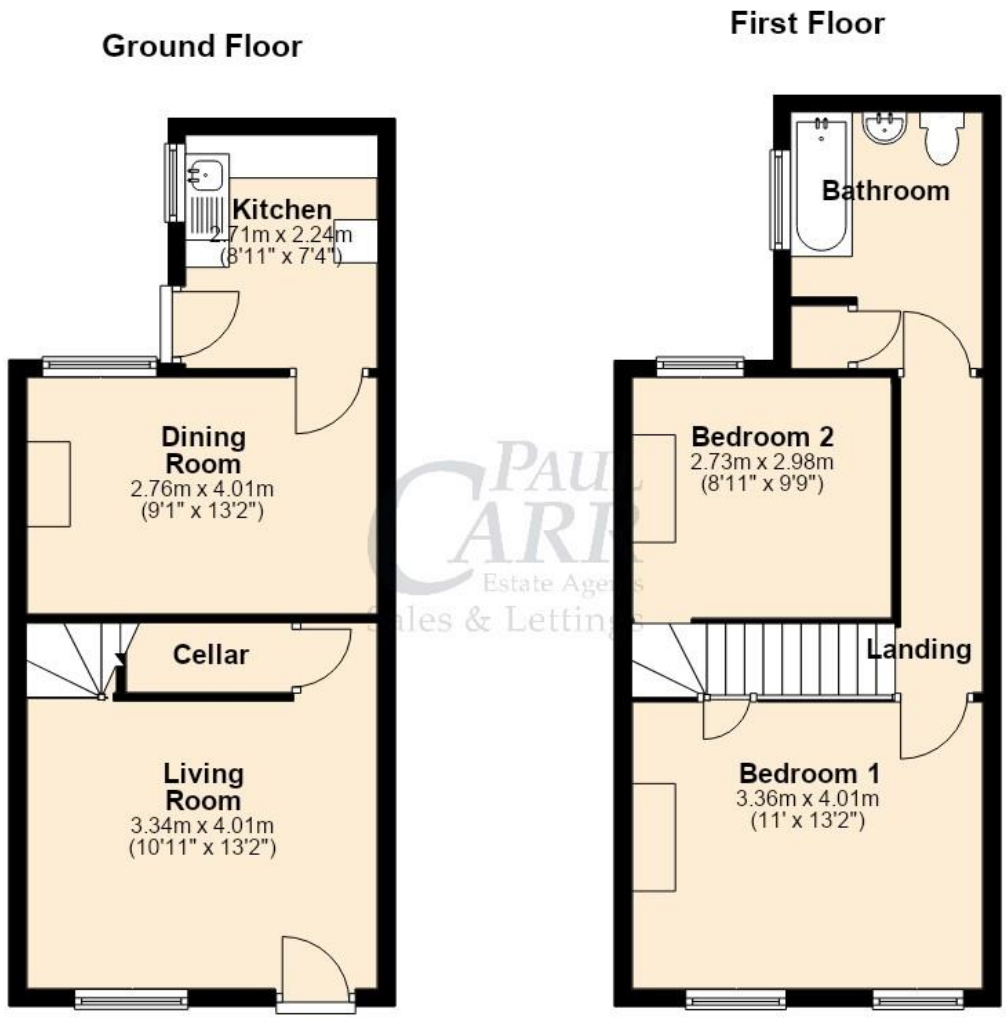
Bedroom 1
4.01m (13'2") x 3.36m (11')

Bedroom 2
2.98m (9'9") x 2.73m (8'11")

Bathroom
2.98m (9'9") max x 2.26m (7'5")

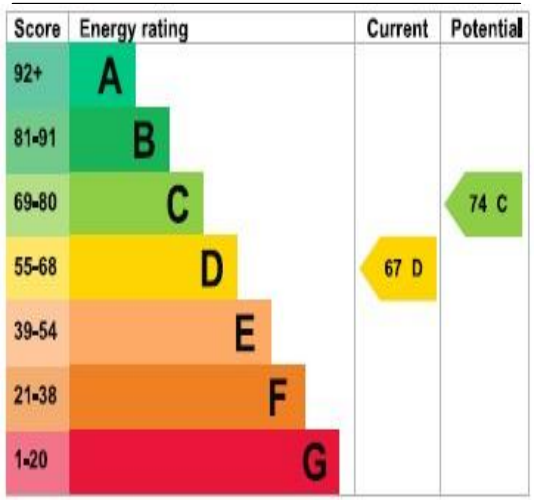
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 70.2 sq. metres (755.2 sq. feet)

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman