



58 George Lane, Lichfield
WS13 6DX

Downes & Daughters
ESTATE AGENCY

58 George Lane, Lichfield
WS13 6DX
£299,950

Possibly one of the most centrally located period homes Lichfield has to offer, benefitting from a two storey rear extension and a stylish refurbishment throughout. 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 refurbished nature of the property itself completes the package with an attractive living room with elegant fire place with tiled slips, a dining room with access to a useful cellar and a stylish refitted kitchen with double doors to the courtyard garden. The upper floors provide two spacious bedrooms and a modern bathroom on the first floor and a principal bedroom with en suite shower room on the second floor. The property also benefits from a rear courtyard garden with gated access to a rear right of way.

Viewing is essential to appreciate the abundant charm and stylish presentation of this property and its enviable location.

GROUND FLOOR

Living Room With Period Style Fireplace With Tiled Slips • Dining Room With Door To Useful Cellar • Stylish Refitted Kitchen With Double Doors To Courtyard Garden

FIRST FLOOR

Landing • Bedroom With Fireplace & Fitted Wardrobes • Period Style Bathroom • Second Double Bedroom

SECOND FLOOR

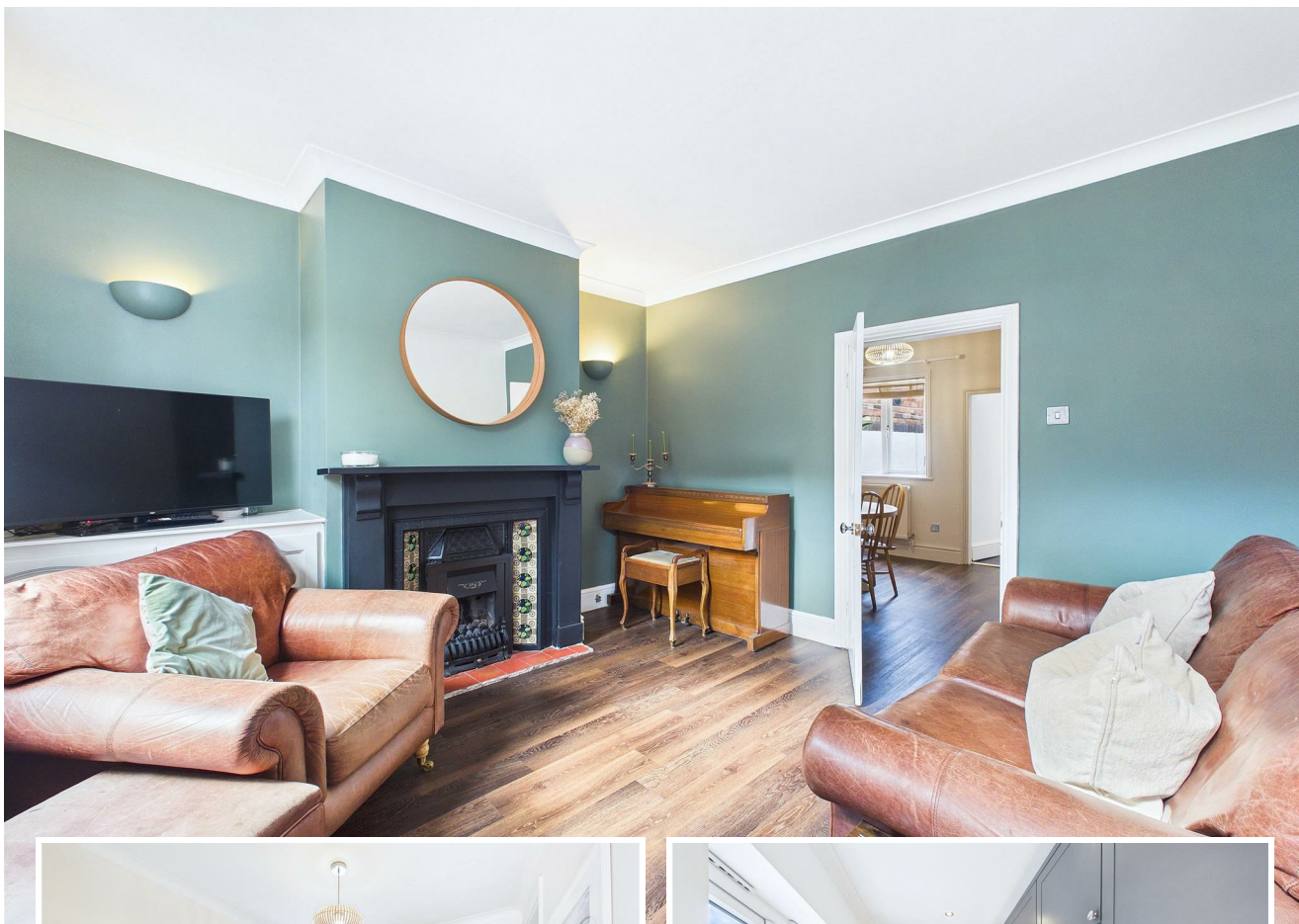
Stairs Rise Directly In To Principal Bedroom With Fitted Wardrobe & Storage • En Suite Shower Room

OUTSIDE

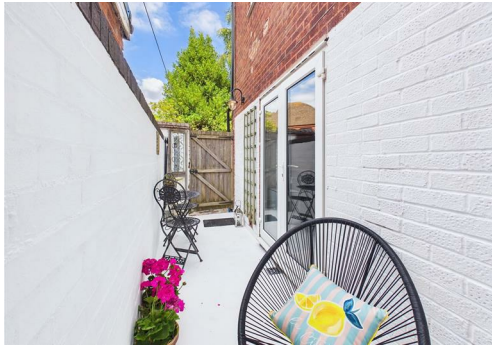
Private Courtyard Garden • Gated Rear Access (right of way over neighbouring properties)

FURTHER INFORMATION

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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