



6 St. Johns Close, Lichfield
Lichfield WS13 6PH

Downes & Daughters
ESTATE AGENCY

6 St. Johns Close, Lichfield
Lichfield WS13 6PH
£345,000

A thoroughly impressive, traditional, three bedroom semi detached family home in one of the most centrally located positions imaginable, only 0.2 miles away from Lichfield City Train Station. Immaculately presented throughout and totally refurbished in a contemporary style this attractive home is offered for sale with no onward chain and occupies the largest plot within the road, therefore benefiting from substantial off street parking, a wider than average garage and the most delightful fore, side and rear gardens. The internal accommodation is flooded with natural light and is presented in a faultless minimalist style with the ground floor comprising a spacious hallway, living/dining room, fully integrated kitchen and a conservatory, whilst the first floor boasts three bedrooms and a modern bathroom. Externally there is a recently block paved private driveway, neat lawned fore garden, impressive integral garage with electrically operated roller door and a stunning rear garden which has clearly been attentively cared for by the current owners.

Viewing is essential to appreciate the exceptional nature of this property and its enviable position within the Cathedral City.

GROUND FLOOR

Spacious entrance hallway - Double aspect living/dining room with patio doors on to the rear garden - Contemporary high gloss kitchen with a range of integrated appliances and hidden storage solutions - High quality Upvc double glazed conservatory

FIRST FLOOR

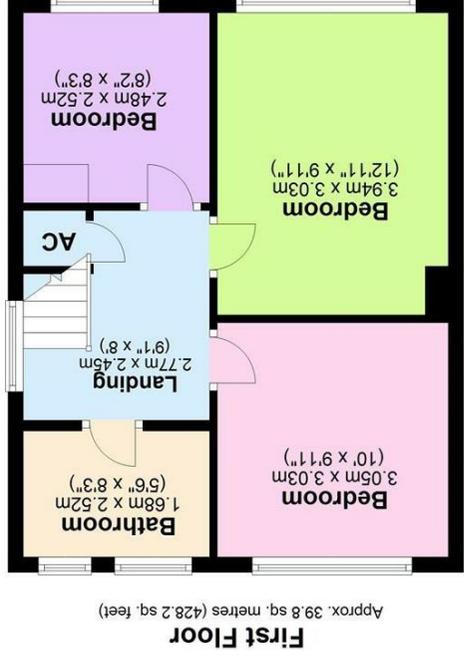
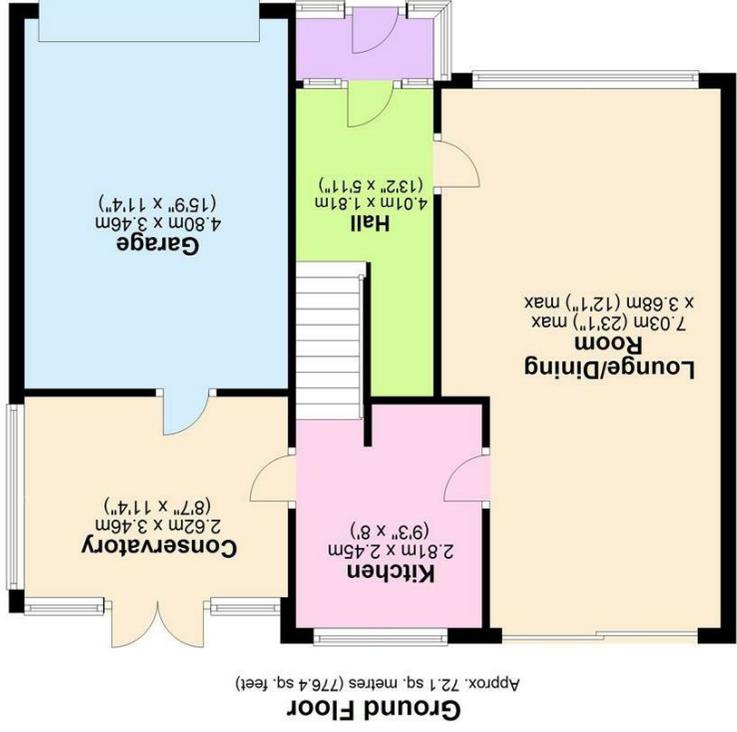
Spacious landing with airing cupboard - Bedroom one - Bedroom two - Bedroom three - Modern family bathroom

OUTSIDE

Block paved private driveway - Wide garage with electrically operated 'double' roller door - Lawned fore garden - Immaculate rear and side gardens with a wide range of established trees, shrubs and flowering plants







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Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(92 pphs)
A	(91-91)
B	(89-89)
C	(87-89)
D	(85-89)
E	(83-84)
F	(81-83)
G	(71-80)
Client	Domestic
Very environmentally friendly - higher CO ₂ emissions	(1-20)

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(91-91)
B	(89-90)
C	(87-89)
D	(85-88)
E	(83-84)
F	(81-83)
G	(71-80)
Client	Domestic
Very energy efficient - higher running costs	(1-20)



Not All Agents Are Equal...