

Chapel Lane

Lichfield, Staffs, WS14 9BQ



Brimming with cottage character and kerb side appeal, a tastefully refurbished two double bedroomed city cottage within minutes of the station, shops, restaurants and amenities.

£249,950



John German

Approached from either Upper St John's Street or Ivanhoe Road, Chapel Lane is an ultra convenient location and this particular property has been subject to many improvement works that successfully blend the character of the original cottage with the fittings of a contemporary home.

Equipped with gas central heating and uPVC double glazing, the front main entrance leads into a small storm porch with access thereafter into the spacious full width lounge/dining room. A really stylish room with two front facing windows, a rustic country fireplace surround and fitted log burner, bespoke built in fire side cupboards and a timber finished floor.

Leading off the lounge/dining room is an attractively refitted kitchen with a range of pale grey and blue panel fronted unit, contrasting worktops and upstand, inset enamel sink unit, built in cooker, hob, extractor hood, refrigerator and washing machine. There is a window and door leading to the rear garden, open plan stair to the first floor and a brick stair leading down to the cellar which has power and lighting and is currently used for additional storage.

On the first floor, a centre landing gives access to the two double bedrooms, bathroom and attic via a loft hatch with ladder to the fully boarded out loft space which is useful for storage.

The master bedroom is a delightful front facing room with original built in fireplace and ample for space for wardrobes.

Bedroom two is a rear facing double bedroom and has a built in over stairs cupboard that houses the newly fitted gas combi boiler.

The refitted period style family bathroom has been most beautifully designed and appointed to offer a bath with mixer tap shower, quadrant shower enclosure with a mazon type shower head, low level WC, wash hand basin, tongue and groove panelling to dado height and tiled floor.

Outside, the cottage has an unusually deep frontage that allows parking space for several cars together with a slate shale area allowing easy maintenance.

The private fenced rear garden is easily managed and offers a new stone patio, gravel areas and a garden shed beyond. There is also a pedestrian rear gate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.lichfielddc.gov.uk

Our Ref: JGA/10082023

Local Authority/Tax Band: Lichfield District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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