



224 Upper St John Street, Lichfield, Staffordshire, WS14
9EF

Bill
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**224 Upper St John Street, Lichfield,
Staffordshire, WS14 9EF**

£500,000 Offers Over

Bill Tandy and Company are delighted in offering this superbly updated 1930s family home, nestled in the highly desirable south of Lichfield and within walking distance of the City centre. This stunning three bedroom semi-detached property in Upper St. John Street has been superbly improved by the current owners to combine both modern and traditional features throughout, and for this reason, internal viewing is highly recommended. Set within highly regarded King Edwards VI secondary school catchment, the property enjoys access to an extensive range of amenities found nearby, including Beacon Park, various bars/restaurants and Lichfield City train station, with a direct line to Birmingham or London. The property comprises a reception hall, lounge with bay window, shutters and a feature fireplace, superbly updated dining family kitchen with access to the rear garden, utility room and internal door to the garage/optional gym with an electric front access door. To the first floor are three bedrooms and an impressive main bathroom. One of the main features of the property is the generous plot with ample parking to front, superb size rear garden with three stores and a further garden room/summerhouse providing an ideal space to work from home, games facility or as guest accommodation.



ENTRANCE HALL

double glazed composite door to front, radiator, recessed ceiling spotlights, a high quality wood effect herringbone flooring and a staircase leading up to the first floor accommodation.

LOUNGE

4.13m into bay x 3.86m (13' 7" into bay x 12' 8") wood effect flooring from the entrance hall, a recessed fireplace with log burning stove (with exposed brick surround and tiled hearth beneath), a radiator and a front facing UPVC double glazed walk in bay window with bespoke fitted shutters.

RE-FITTED DINING FAMILY KITCHEN

3.57m x 5.81m (11' 9" x 19' 1") Superbly modernised to a high standard with the kitchen enjoying range of matching base cabinets and wall units, inset sink unit with boiling hot tap, quartz work surface with matching splashback, integrated slimline dishwasher, oven and four point induction hob with extractor hood above, space for an American style refrigerator/freezer. The room is fitted with recessed ceiling spotlights, a good size under-stairs pantry storage cupboard (with lighting), ornamental shelving, radiator, rear facing UPVC double glazed window and rear facing UPVC double glazed French doors leading out to the garden as well as allowing plenty of natural light to flood the room. A breakfast bar extends out from the work surface, offering an excellent opportunity for dining. Further storage is found either side of the chimney and wood style flooring. Door opens to

UTILITY ROOM

2.43m x 3.23m (8' 0" x 10' 7") This useful utility space enjoys a range of matching base cabinets and wall units, ceramic sink with mixer tap is set into the work surface, space ideal for a washing machine/tumble-dryer. Tiled flooring, radiator, skylight and a rear facing UPVC double glazed door leading out to the garden. A further door provides access to and from the home gym/garage.

FIRST FLOOR LANDING

being approached by an easy tread staircase from the Entrance Hall and having UPVC double glazed window to the side, loft access hatch with pull-down ladder to loft space being part boarded.

BEDROOM ONE

3.54m x 3.34m (11' 7" x 10' 11") this superbly appointed rear Master bedroom is fitted with an original cast iron fireplace, radiator and rear facing UPVC double glazed window.



BEDROOM TWO

3.47m x 3.46m (11' 5" x 11' 4") This generous size second bedroom could easily be used as the main bedroom with fitted contemporary range of built in wardrobes, radiator, front facing UPVC double glazed window and original cast iron fireplace.

BEDROOM THREE

2m x 1.8m (6' 7" x 5' 11") Double glazed front window and radiator.

RE-FITTED BATHROOM

2.45m x 2.35m (8' 0" x 7' 9") Superbly presented and updated with the benefit of a luxury styling with Victorian touches throughout, four piece suite, consisting of a low flush W.C., integrated wash-hand basin with chrome mixer tap, shower enclosure with rainfall style shower and separate showerhead attachment, free-standing bath with chrome mixer tap and separate showerhead attachment. Victorian style radiator, wall mounted chrome heated towel rail, recessed ceiling spotlights, a tiled flooring and rear facing UPVC double glazed window.

OUTSIDE

This superb size and improved rear garden space enjoys a generous size paved patio space ideal for entertaining, useful three outbuildings providing excellent storage, mainly to lawn garden with pathway to the rear leading to the summer house/garden room. There is a generously sized driveway to the front leading to the front entrance door and garage.



GARDEN ROOM/SUMMER HOUSE

5.16m x 2.92m (16' 11" x 9' 7") Positioned to the rear end of the garden, this highly versatile space would be an ideal working from home space, guest accommodation or as a games room. With the benefit of double glazed french doors and windows.

SINGLE GARAGE/GYM

4.6m x 3.4m (15' 1" x 11' 2") With electric front door, internal door to utility and ideal space to be used a gym or for storage.

PLANNING PERMISSION

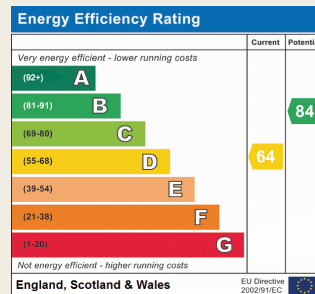
The property enjoys from a previously approved planning permission - To include a single storey extension to front and installation of oak porch, first floor extension to side above garage, installation of replacement roof to bay window, single storey extension to rear, part removal and alterations to existing outbuilding, loft conversion with 4no rooflights to front and 2no pitched dormer windows to rear. The Planning permission has now expired and would have to be re-applied for if desired. Details can be found on Lichfield district councils website using ref: 20/00311/FUH

COUNCIL TAX BAND D



FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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