

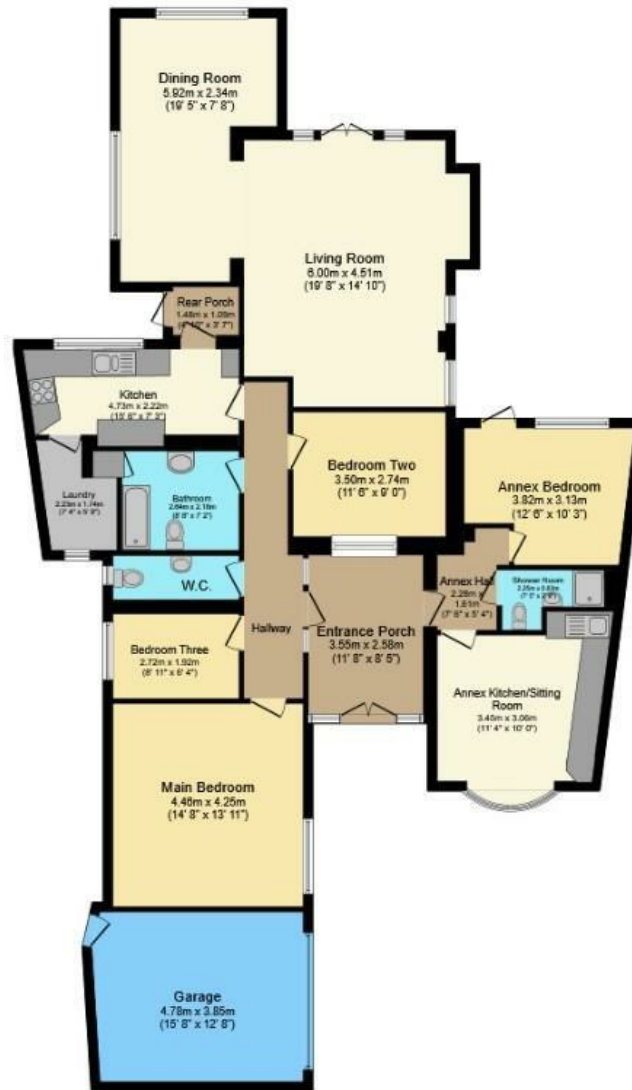


The Old Coach House, 168 Upper St. John Street, Lichfield, WS14 9EF

£675,000

The Old Coach House is a unique detached bungalow with a self-contained annexe, offering exceptional flexibility for multi-generational living, all set within a private and characterful setting in the heart of Lichfield. This period property has a fascinating history. Formerly a coach house, it was subsequently converted into a cottage and has evolved over the years into the distinctive family home it is today. Approached via wrought-iron gates, the property enjoys a generous private driveway and an attractive enclosed courtyard setting. The combination of period character, detached accommodation, privacy and exceptional versatility makes The Old Coach House a particularly rare opportunity. It benefits from gas central heating and UPVC double-glazing and in brief, the property comprises of; Entrance Porch, Reception Hall, Bedroom One, Bedroom Two, Bedroom Three, WC, Family Bathroom / Wet Room, Kitchen, Laundry Room, Living Room, Dining Room, Rear Porch. Annexe Hallway, Annexe Kitchen / Sitting Room, Annexe Bedroom, Shower Room. Externally, the property has a garden to the rear, with a gated driveway providing off-road parking and access to the single garage. EPC RATING - D

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Floor Plan



Outbuilding

Total floor area 177.9 sq.m. (1,915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Entrance Porch

Access via a wooden double glazed entrance door, having a wall mounted light point, two sky lights giving plenty of natural light, tiled flooring, a composite entrance door to the main property and a further wooden entrance door to enter into the annexe space on the other side of the porch.

Reception Hallway

having x 3 wall mounted light points, a loft hatch for access, a radiator and Karndean flooring

Bedroom One

having a ceiling light point, a UPVC double-glazed window to the front aspect, x 2 downlights, plenty of built in wardrobe storage, a radiator and carpeted flooring

Bedroom Two

having a ceiling light point, a UPVC double-glazed window to the front aspect (porch), built in wardrobe storage, a radiator and carpeted flooring

Bedroom Three

having a ceiling light point, a UPVC double-glazed window to the side aspect, a radiator and Karndean flooring

WC

a ceiling light point, a loft hatch for access, a UPVC double-glazed window to the side aspect, a close-coupled WC, a vanity hand wash basin with tiled splashback, a towel radiator, part tiled walls and laminate flooring

Family Bathroom / Wet Room

this level access wet room benefits from having two ceiling light points, tiled walls, a towel radiator, a useful storage cupboard, a close-coupled WC, a pedestal sink with a tiled splashback, a free standing roll top slipper bath with mixer tap, a rainfall shower and tiled flooring.

Kitchen

having a range of wall and base units with roll top work surfaces, a ceiling light point, a UPVC double-glazed window to the rear aspect, integrated dishwasher, electric oven with induction hobs, cooker hood, a cristallite sink with half drainer, appliance space for an under counter fridge, part tiled walls and laminate flooring.

Laundry Room

a ceiling light point, a loft hatch for access, Worcester boiler mounted to the wall (fitted in February 2025), a UPVC double-glazed window to the side aspect, an under the counter washing machine and quarry tiled flooring

Living Room

having x 5 wall mounted lights, x 2 radiators, x 2 UPVC double-glazed windows to the side aspect, exposed brick inglenook fireplace and gas stove burner, x 2 downlights to the fireplace, exposed timber beams, French doors providing access to the rear garden and Karndean flooring.

Dining Room

having x 2 ceiling light points, x 2 wall mounted lights, a radiator, exposed brick and timber beams, a UPVC double-glazed windows to the side aspect and a further one to the rear aspect, Karndean flooring and space for a large dining table.

Rear Porch

access via stable door from the kitchen. Having a wall mounted light, a loft hatch for access, access to the rear garden via a UPVC double-glazed door and laminate flooring.

Annexe Hallway

Access via a composite entrance door, having a ceiling light point, a radiator, a UPVC double-glazed door providing access to the rear garden and tiled flooring.

Annexe Kitchen / Sitting Room

having x 3 wall mounted light, a UPVC double-glazed bow window to the front aspect, a radiator, part tiled walls, vinyl flooring, a round stainless steel inset sink with drainer, a range of wall and base units, an integrated microwave, dishwasher and fridge.

Annexe Bedroom

having a ceiling light point, a UPVC double-glazed window to the rear aspect, built in wardrobe storage, a radiator, carpeted flooring and a UPVC double glazed door leading into the garden.

Shower Room

having a ceiling light point, part tiled walls, a towel radiator, an extractor fan, a close-coupled WC, a pedestal sink, an enclosed tiled rainfall shower and vinyl flooring.

Outside

The front of the property is set back from the road having access via wrought-iron gates, leading to a resin driveway. There is a corner garden with flowers, established shrubs and bushes, there are also x5 wall mounted light points and x2 security sensor lights. The front driveway leads to the single garage via a concertina door.

The large single GARAGE benefits from light, power, and ladders leading to mezzanine storage room which also has light and power supply above. There is a rear door leading to a small enclosed courtyard to the side of the property, where there is a slabbed pathway and a useful outside water tap.

The private and well established rear garden has a lawn with trees, plants and shrubs. There is a summer house style patio seating area, a useful water tap, a timber shed, wooden pedestrian gate providing access to

Chaucer Close.
And further space to the side of the property leading to
x2 storage sheds and a tool shed (x2 with power and all
x 3 with lights)

AGENTS NOTE
**Should you proceed with an offer on this property we
have a legal obligation to perform Anti Money
Laundering checks on behalf of HMRC. We use our
compliance partner, Coadjute, to perform these checks,
for which they charge a fee.** This charge in non
refundable

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) and do not being the efficient, high the running costs. Not being the efficient, high the running costs.

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