

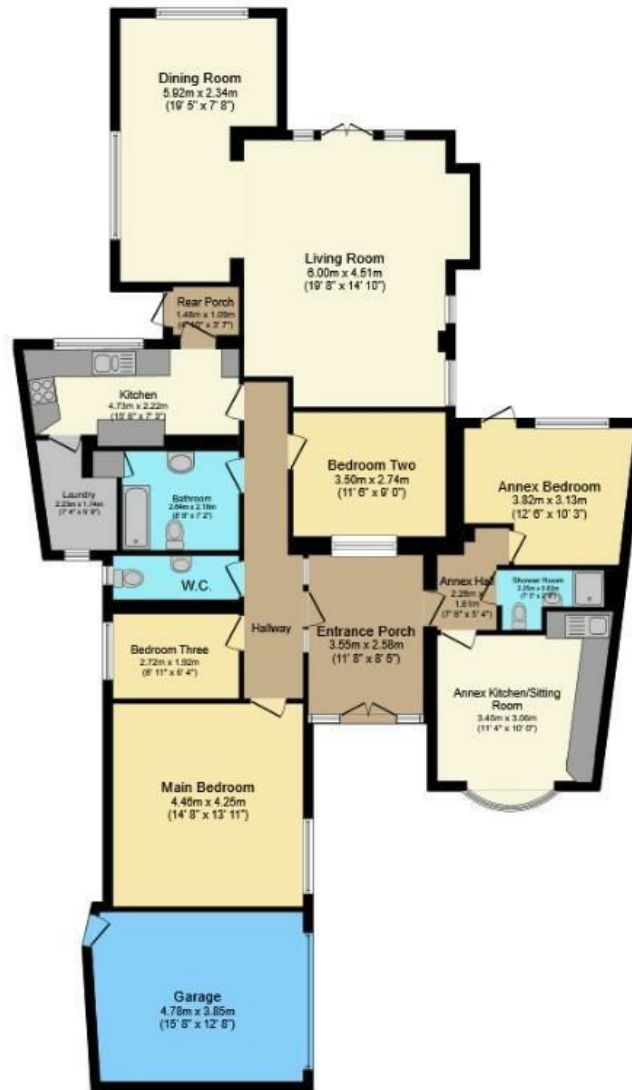


# The Old Coach House, 168 Upper St. John Street, Lichfield, WS14 9EF

£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

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**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 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

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)

**\*\*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 is 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) reflecting energy efficiency. High trippling costs are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be recommendation to pass for a 24hr test. If disconnected or drained services to appliances. All measurements are approximate. If you are thinking of selling your property, you must contact us to discover the value of your property. Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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