



46 George Lane,
Lichfield WS13 6DX

Downes & Daughters
ESTATE AGENCY

46 George Lane,
Lichfield WS13 6DX
£235,000

Possibly one of the most centrally located period homes Lichfield has to offer, benefitting from an impressive rear garden with wide gated side access, patio seating areas, kitchen vegetable and herb garden, ornamental wildlife pond and orchard. Offered for sale with no onward chain and positioned at the preferred 'bottom end' of George Lane, with Stowe Pool and Lichfield's historic City Centre only moments away. Also within easy reach of Lichfield City Train Station, this delightful period property is perfectly positioned to enjoy all the benefits city centre living brings, with a host of bars, restaurants and amenities literally on your doorstep. The internal accommodation is neatly presented but could benefit from some updating and offers the discerning buyer that classic 'blank canvass' opportunity. The ground floor offers a living room and kitchen and the upper floors provide a spacious bedroom and a bathroom on the first floor and then stairs rising directly in to a spacious second bedroom on the second floor. The property also benefits from the afore mentioned rear garden, which is a very rare attribute indeed, for such a centrally located property.

Viewing is essential to appreciate the abundant charm of this delightful home and its enviable location.

GROUND FLOOR

Living Room • Kitchen With Door To Rear Garden

FIRST FLOOR

Landing With Airing Cupboard • Bedroom • Bathroom

SECOND FLOOR

Stairs Rise Directly In To A Spacious Bedroom With Storage Cupboards & Loft Access

OUTSIDE

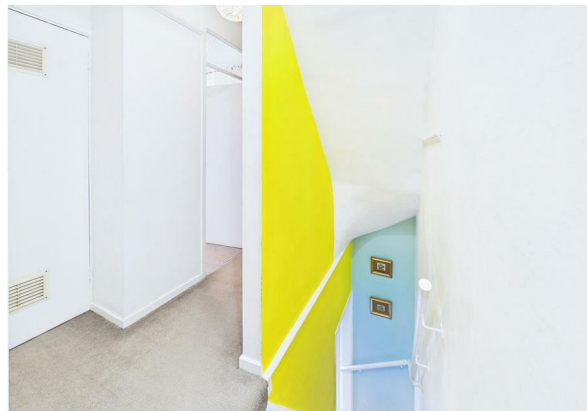
Wide Gated Side Access • Delightful Rear Garden Offering Superb Landscaping Potential • Patio Seating Area • Side Storage Area • Kitchen Vegetable & Herb Garden • Ornamental Wildlife Pond • Steps Up To Lawned Orchard With Post & Rail Boundary Fencing

FURTHER INFORMATION

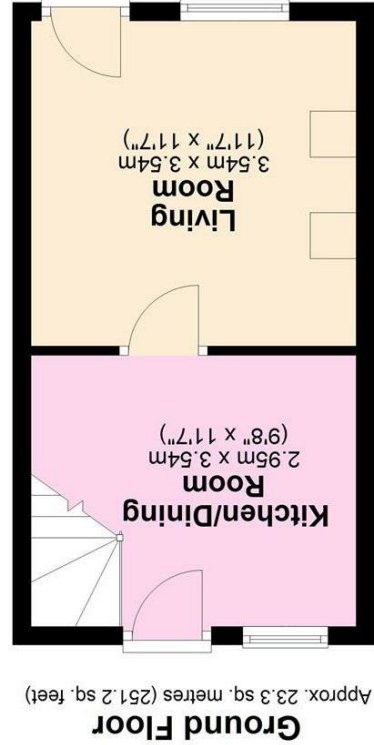




Council Tax Band B • Energy Rating D • All Mains Services • Gas Central Heating • Mains Sewerage



Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
EU Directive 2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current	Minimum	
77	62	



Total area: approx. 67.6 sq. metres (727.6 sq. feet)



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