

5 SHORTBUTTS CLOSE  
LICHFIELD  
WS14 9BP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Welcome to a luxurious and impressive detached executive home, nestled at the head of a private drive among just four exclusive properties built by the highly regarded local developer First Post Homes. This property now features a newly remodeled garden, transitioning from hard landscaping to a fresh, lush turfed lawn, providing a vibrant and inviting outdoor space.

### Ground Floor:

- Entrance hallway
- Guest cloakroom
- Study/snug
- Drawing room
- Dining room
- Kitchen/breakfast room
- Utility room

### First Floor:

- Principal bedroom with ensuite and walk-in wardrobe
- Bedroom 2 with ensuite and walk-in wardrobe
- Bedroom 3 with ensuite and walk-in wardrobe
- Bedroom 4
- Bedroom 5
- Family bathroom

### Garden and Grounds:

- Detached double garage
- Block-paved driveway and walkway
- Newly turfed rear garden with a covered patio area

The property benefits from a beautiful, private rear garden, a large driveway, and a double garage.

Approx Gross Internal Floor Area: 2716 sqft (252 sqm)

EPC Rating - B

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

Positioned in a highly coveted location, Shortbutts Close offers easy access to the charming cathedral city of Lichfield. Known for its delightful blend of bars, restaurants, and cultural landmarks such as the cathedral, Minster Hall, Stowe Pool, and Beacon Park, the area provides a rich living experience.

The city's railway stations, including Lichfield City and Trent Valley, ensure convenient travel options, with direct access to Birmingham and London Euston. Additionally, the nearby M6 toll facilitates seamless connections to the broader national motorway network.

## Description of Property

Upon entering this remarkable home, you are immediately impressed by the grandeur of the hallway, adorned with hardwood flooring, oak doors, and a statement staircase. The thoughtful design extends to a guest cloakroom for added convenience and a nearby storage cupboard.

To the right, a versatile study/snug provides a comfortable space that overlooks the front and side of the property, offering flexibility for work or cozy evenings in front of the TV.

Passing through double doors on the left, the drawing room unveils a spacious area filled with natural light from the bay window, and the central coal fireplace adds a touch of warmth and character to the room.

Accessible from the drawing room via double doors, the dining room awaits, with patio doors seamlessly connecting the indoor space to the covered patio in the newly turfed rear garden - a perfect setting for both formal and casual family dining.

The kitchen/breakfast room, accessible from either the dining room through a single door or the hallway through double doors, stands as the central hub of the house. Its elegant design features light cabinetry, contrasting worktops, and tiled flooring. The inclusion of an island with built-in seating enhances its functionality and appeal. Top-tier appliances, including a double oven, microwave oven, and induction hob with an overhead extractor, contribute to the modern and sophisticated atmosphere. The adjacent space, illuminated by natural light from patio doors, serves as a comfortable seating area or additional dining space for family gatherings.

Continuing the seamless flow, the utility room, an extension of the kitchen, maintains the same quality cabinetry and includes a sink. Its practical design offers space for essential appliances like a washing machine and tumble dryer, with easy access to the side of the property.

Ascending to the first floor, five generously sized bedrooms

unfold, each carefully designed for comfort and functionality. The principal bedroom, distinguished by its size and elegance, features a walk-in wardrobe providing ample storage space. The ensuite bathroom complements the luxurious feel with a bathtub, shower cubicle, sink, and WC.

Bedrooms two and three also stand out with the added luxury of walk-in wardrobes and individual ensembles, complete with a shower cubicle, WC, and sink.

Bedrooms four and five, also generously proportioned, overlook the serene rear of the property and come equipped with their own fitted wardrobes for convenient storage.

Completing the first-floor layout is the family bathroom, a well-appointed space featuring a bathtub, shower cubicle, sink, and WC.

## Garden and Grounds

Approaching the property via the private road, a welcoming block-paved walkway flanked by well-manicured lawn areas on either side leads gracefully to the front door, creating a charming entrance. On the right-hand side of the house, a block-paved driveway provides ample parking space, extending toward the detached double garage. The garage, situated separately from the main house, offers not only parking convenience but also additional storage capacity.

The rear garden, now newly turfed, is surrounded by mature trees and hedges, forming a private retreat. A covered patio area beckons for alfresco dining and serves as an ideal space for family gatherings and summer entertaining. The lush lawn adds a fresh and vibrant touch to the landscape, perfect for those who appreciate a more natural and inviting garden.

## Directions from Aston Knowles

From our office at 8 High St, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfen Interchange take the 2nd exit onto London Rd/A5206, turn left onto Shortbutts Ln, turn left onto Shortbutts Close and the property is the central house upon approach.

## Distances

Sutton Coldfield - 9.0 mile

Birmingham - 17.8 miles

Lichfield - 1.1 miles





**Shortbutts Close, Lichfield**  
**Approximate Gross Internal Area**  
**Main House = 2560 Sq Ft/238 Sq M**  
**Garage = 293 Sq Ft/27 Sq M**  
**Total = 2853 Sq Ft/265 Sq M**

Birmingham International/NEC - 19.7 miles  
 M6 - 11.6 miles  
 M6 Toll - 14.5 miles

(Distances approximate)  
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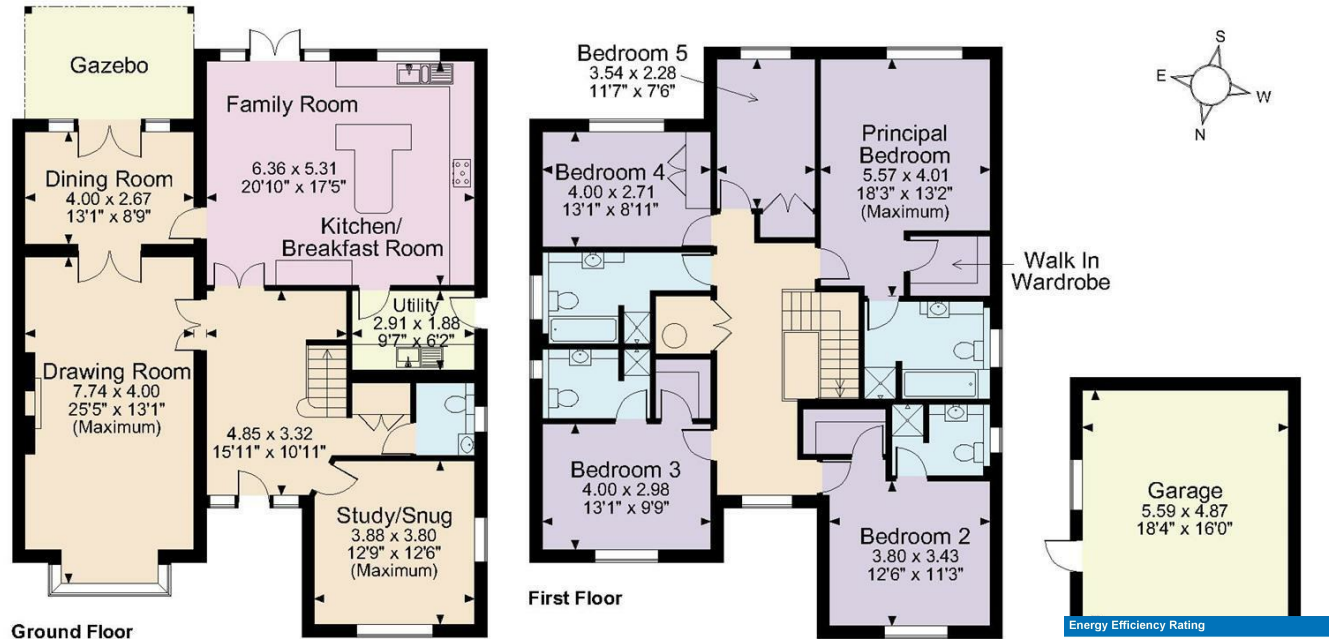
**Terms**  
 Local Authority: Lichfield Council  
 Tax Band: G  
 Broadband Average Area Speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

**Services**  
 We understand that mains water, gas and electricity are connected.

**Disclaimer**  
 Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: November 2023  
 Particulars prepared: November 2023



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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