

Shortbutts Close

Lichfield, Staffordshire, WS14 9BP

John German





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£895,000

A truly outstanding, high specification modern detached residence built approximately 9 years ago by the highly regarded local developer Firstpost Homes.

This outstanding family residence is presented and appointed to an exceptional standard and offers fantastic family living space throughout.

Step inside the reception hall that provides a most welcome introduction to this stunning home, with a superb Karndean floor and glass double doors opening to all of the main reception rooms. Stairs rise to the first floor gallery landing, there is a built-in cloak cupboard and a guest's cloakroom having a wash basin and WC set into a modern integrated unit incorporating cupboards and shelving.

The elegant and well-proportioned lounge has a superb contemporary style wall mounted feature fire, a front facing bay window plus patio doors leading to the rear terrace and private garden.

Also off the hall is a spacious, dual aspect reception room that could be used as a formal dining room, family room, games room or home office.

The main feature of the property is the magnificent open plan living and dining kitchen having an extensive range of contrasting high and low level units with granite work surfaces over and a matching island unit providing further cupboards and drawers that also incorporates a dining bar. Integrated appliances comprise Neff five pan induction hob with stainless steel and glass extractor above, Neff oven, Neff oven/microwave, a warming drawer, a Neff dishwasher and a Franke one and a half bowl stainless steel sink together with an American style fridge freezer set in a recess with surrounding storage units including a pull-out larder. Ceiling downlighting and a stunning porcelain tiled floor runs throughout extends into the living and sitting area which provides plenty of room for a large dining table and chairs and has patio doors out to the rear providing a wonderful indoor outdoor living space in those summer months.

Off the kitchen is a utility room fitted with a further range of units, space and provision for domestic appliances and a cupboard housing the Vaillant gas boiler.

On the first floor there are five double bedrooms, the principal bedroom has a walk-in wardrobe and its own contemporary white and chrome en suite comprising bath, separate double width shower, WC and wash basin set into a modern integrated unit, attractive tiling and a chrome vertical radiator.

Bedrooms two and three also have their own beautifully appointed en suites and completing the first floor is the family bathroom that has a modern four-piece suite including both a bath and shower, wash basin with integrated unit and concealed WC.

The property is situated in an exclusive private development of just a handful of properties. It has its own spacious block paved driveway capable of parking numerous vehicles giving access to the double garage with electric remote controlled doors.

To the rear of the property the private landscaped garden has been carefully maintained and enjoys a deep wide sun terrace beyond lies a mature, neat lawned garden enjoying established borders and a coniferous hedge.

The property is situated in an extremely sought-after location within easy access of the Cathedral City of Lichfield. Lichfield has the benefit of both a cross City railway station and Trent Valley rail station offering services to Birmingham, Sutton Coldfield, London Euston and many more. The M6 toll provides direct access into the national motorway network.

Note: There are shared maintenance costs for the private drive, no annual fixed fee is currently in place. The Land Registry refers to rights and restrictive covenants and a copy of the document is available upon request.

Since the virtual tour was completed, the fireplace in the lounge has been replaced.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Drainage is via a shared pump system which is pumped into the mains drainage system within Shortbutts Lane.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfelddc.gov.uk

Our Ref: JGA/12102021/29082025

Local Authority/Tax Band: Lichfield District Council / Tax Band G

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GROUND FLOOR



1ST FLOOR

John German
Estate Agents & Chartered Surveyors



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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