



Shortbutts Lane
Lichfield

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Lovett & Co. Estate Agents are delighted to present to you this stunning four-bedroom family home, located in one of Lichfield's premier residential addresses.

The property is set on a generous plot, featuring a large front driveway that accommodates multiple vehicles, making it ideal for large families. The substantial rear garden includes a patio area perfect for entertaining guests, as well as an expansive lawn surrounded by fenced and hedged borders, providing ample privacy from the neighbouring properties.

Internally, the property offers an abundance of living space for the family, including a lounge, front sitting room, breakfast kitchen, and dining room. The ground floor also features an entrance porch, reception hallway, guest WC, shower room, office, and garage store. On the first floor, the open landing leads to four double bedrooms, a family bathroom, and there is an en-suite to the master bedroom.

Made famous by its three-spired cathedral, Lichfield is found within unspoilt surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering





contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

ENTRANCE PORCH:

UPVC entrance door plus UPVC double glazed windows to front and side, tiled flooring and further wooden entrance door opening to the hallway.

RECEPTION HALL:

Feature parquet flooring, radiator, ceiling light point, staircase to first floor and doors leading off to the lounge, sitting room, breakfast kitchen and WC.

LOUNGE:

22' 10" x 10' 9" (6.96m x 3.28m)
UPVC window to front, two radiators, UPVC double glazed French doors to rear, inset remote control living flame log effect gas fire.

SITTING ROOM:

12' 7" x 11' (3.84m x 3.35m)
UPVC bay window to front, radiator, two wall light points, ceiling light point and laminate flooring.

KITCHEN & DINING ROOM:

24' 5" x 15' 5" (7.44m x 4.70m)
A range of matching wall and base units with fitted cabinets and drawer units, work surfaces and kitchen island with breakfast bar, range cooker with extractor hood, integrated dishwasher, fridge & freezer, washing machine and tumble dryer, two



UPVC double glazed windows to rear, Velux skylight, radiator, Amtico flooring, opening to the Dining Area which has UPVC French doors to the rear, Karndean flooring, two ceiling light points door leading to the ground floor shower room, office and garage.

OFFICE:

8' 8" x 6' 7" (2.65m x 2.01m)

Laminate flooring, light point, radiator and door into the garage store.

GARAGE STORE:

Up and over entrance door, ceiling light point, electric sockets and cold water tap.

SHOWER ROOM:

Modern fitted suite comprising: walk in shower cubicle, vanity unit unit incorporating a cabinets, wash hand basin and low level WC, tiled flooring, heated towel rail, spot lights and extractor fan.

GUEST WC:

Low flush W.C., wall mounted wash hand basin, extractor, ceiling light point and tiled flooring.

OPEN FIRST FLOOR LANDING:

Split staircase leading to either wing of the house which features: carpeted flooring, ceiling light point, doors off to four bedrooms the family bathroom and loft access hatch.

MASTER BEDROOM:

14' x 10' 11" (4.27m x 3.33m)

Built in wardrobes with matching overhead cabinets, drawer units and dressing table, carpeted flooring, radiator, ceiling light





point, windows to the front and rear, door to the en-suite.

EN-SUITE:

Suite comprising: walk in shower cubicle with power shower, vanity unit with inset wash hand basin, low flush W.C., frosted UPVC double glazed window to rear, wall tiling, spotlights and extractor fan.

BEDROOM TWO:

11' x 11' (3.35m x 3.35m)
Built in wardrobes, carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM THREE:

11' x 8' 4" (3.35m x 2.54m)
Built in cupboard, carpeted flooring, ceiling light points, radiator and window to the front.

BEDROOM FOUR:

7' 5" x 6' 10" (2.26m x 2.08m)
Carpeted flooring, ceiling light points, radiator, ample space for a wardrobe and window to the front.

FAMILY BATHROOM:

Full suite comprising: Jacuzzi bath with shower attachments, separate walk in shower cubicle with electric power shower, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling lights and window to rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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