



Shortbutts Lane  
Lichfield



# Shortbutts Lane Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this charming three bedroom semi-detached, family home, situated in a sought after location and set on a generous plot.

Built in the 1930's, the property has an abundance of character whilst being, sympathetically finished to a good modern standard with a spacious lounge-diner, front sitting room, superb high spec fitted kitchen, convenient guest w/c and inviting reception hallway. There is also a large garage on the ground floor. Upstairs, you'll find three well-proportioned bedrooms, a contemporary bathroom, and a landing area.

The exterior boasts a large, south facing, mature, and private rear garden that is not overlooked and collects the sun throughout the whole day, complete with a lawn, patio area, and a variety of established plants, shrubs, and trees. The front of the property includes a driveway with plenty of parking space and an ev charging point.

The property also benefits from previously approved planning permission for a two storey extension which would create a larger master bedroom with en-suite, extended kitchen and separate utility. There is also a substantial boarded loft space with pull down ladder. The space offers huge potential for conversion and enabling further sleeping accommodation.

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:

Entrance door and further door leading to the hallway.

## RECEPTION HALL:

Accessed via the front porch and featuring: Front entrance door, tiled flooring, coving, ceiling light point, radiator, carpeted stairs to first floor accommodation, doors to kitchen, guest w/c, lounge and sitting room.

## SITTING ROOM:

3.79m x 3.87m into bay  
Carpeted flooring, coving, TV socket, ceiling light points, radiator and bay window to front.

## LOUNGE-DINER:

3.62m x 5.93m  
Feature fireplace with fitted log burner and Art Deco style surround, wooden flooring, coving, ceiling light points, radiator, dining area and French doors to the rear garden.

## KITCHEN:

2.80m x 5.64m  
Extensive range of modern matching wall and base units incorporating storage cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and four ring induction hob with extractor hood, integrated dishwasher, space and plumbing for further appliances, tiled flooring, ceiling light point, radiator, recessed spot lights, window to side, door to garage and bi-folding doors to the rear garden.

## GARAGE:

3.19m x 5.32m  
Garage door, light and power points, window and door to the rear garden

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to the boarded loft via pull down ladder, doors off to three bedrooms and family bathroom.

## MASTER BEDROOM:

3.96m x 3.25m  
Carpeted flooring, fitted wardrobes, radiator, coving, ceiling light point and window to rear.





### **BEDROOM TWO:**

3.33m x 3.42m

Carpeted flooring, fitted wardrobe, coving, recessed spot lights, radiator and window to front.

### **BEDROOM THREE:**

2.93m x 2.89m

Carpeted flooring, window to rear, coving, recessed spot lights and radiator.

### **BATHROOM:**

Suite comprising: double shower cubicle, cabinet wash hand basin, W/C, wall tiling, laminate flooring, ceiling light point and window to front.



### **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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