



Shortbutts Lane  
Lichfield



# Shortbutts Lane Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented five/six bedroom detached family home situated on one of Lichfield's premier residential lanes.

The property has been extended to both sides and to the rear with flexible and spacious living and sleeping accommodation throughout which briefly comprises: entrance hallway, open plan living room, study/bedroom, modern fitted breakfast kitchen opening to the stunning orangery dining area, plus ground floor shower room and bedroom, landing, four further double bedrooms, two of which feature en-suites plus a Jack n Jill family bathroom.

Occupying a generous corner plot the property features both private front and rear gardens, with further space to be extended if required as well as parking to the side and garage.

Other benefits include: UPVC double glazing and gas central heating throughout.

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.

#### **RECEPTION HALL:**

UPVC entrance door, carpeted flooring, ceiling light point, stairs to first floor with under stairs storage, radiator, light point, doors to the bedroom, lounge and breakfast kitchen.

#### **LOUNGE:**

24' 10" x 19' 1" (7.57m x 5.82m)  
Large L shaped room with carpeted flooring, ceiling light points, radiators, windows to the front, patio doors to the orangery dining area and door to the study.

#### **BREAKFAST KITCHEN:**

15' 4" x 10' 4" (4.68m x 3.15m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, space for a range cooker and American fridge-freezer, ceiling spot lights, marble tiled flooring and opening to the rear dining area.

#### **ORANGERY DINING ROOM:**

22' 3" x 10' 9" (6.77m x 3.27m)  
Feature orangery skylight, ceiling spot lights, marble tiled flooring with under floor heating, two French doors to the rear garden and courtyard, doors to the large pantry cupboard housing the boiler and shower room.





**SHOWER ROOM:**

Modern fitted fully tiled suite comprising: walk in shower cubicle, vanity wash hand basin and low level WC, automatic spot lighting.

**STUDY/BEDROOM:**

11' 0" x 8' 0" (3.35m x 2.45m)  
Carpeted flooring, ceiling light point, radiator, window to the rear. Could also be used as a sixth bedroom.

**BEDROOM FIVE:**

7' 5" x 12' 10" (2.25m x 3.91m)  
Carpeted flooring, ceiling light point, radiator and window to the front.

**FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, loft access hatch, doors off to four bedrooms and the family bathroom.

**MASTER BEDROOM:**

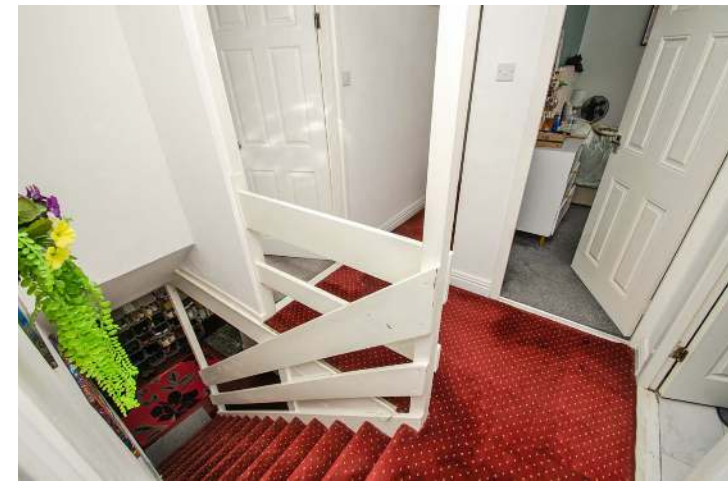
11' 0" x 12' 8" (3.35m x 3.87m)  
Walk in dressing area with space for wardrobes, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite.

**EN-SUITE:**

Fully tiled suite comprising: shower cubicle, low level WC, wash hand basin, ceiling spot lights, heated towel rail and window to the rear.

**BEDROOM TWO:**

7' 10" x 13' 7" (2.40m x 4.15m)  
Carpeted flooring, ceiling light point, radiator, window to the front and door to the en-suite.







### **EN-SUITE:**

Fully tiled suite comprising: shower cubicle, low level WC, cabinet wash hand basin, ceiling spot lights, heated towel rail and window to the rear.

### **BEDROOM THREE:**

9' 8" x 9' 3" (2.95m x 2.81m)

Carpeted flooring, ceiling light point and fan, radiator, window to the rear, and door into the family bathroom.

### **FAMILY BATHROOM:**

Modern fitted suite comprising: bath, separate shower cubicle, vanity wash hand basin and low level WC, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to rear.

### **BEDROOM FOUR:**

16' 1" x 6' 8" (4.90m x 2.02m)

Carpeted flooring, built in cupboard, radiators, light point, windows to the front.

### **VIEWING:**

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



### **DISCLAIMER:**

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