



NO.86 | SHORTBUTTS LANE | LICHFIELD | STAFFORDSHIRE | WS14 9BU

Downes
&
Daughters
ESTATE AGENCY



NO.86

SHORTBUTTS LANE | LICHFIELD | STAFFORDSHIRE | WS14 9BU

£695,000

A unique opportunity to purchase a 'retro' delight occupying an enviable plot on one of Lichfield's most highly regarded addresses. Built in 1950s but beautifully showcasing building styles from the earlier Art Deco period, this delightful family home has been lovingly restored and extended, preserving many of the original features and blending them with some more contemporary twists. The impressive three storey dwelling redefines the accommodation previously expected from a property of this nature, with the rare benefit of a sprawling open plan living space a single garage and off street parking. Viewing is essential to fully appreciate the true extent of the 2,011 square feet of accommodation. The extensive and flexible layout impresses at every turn. The elegant hallway with parquet flooring gives access to the stylish living room before opening in to a most impressive kitchen diner and family room with bi-fold access on to an impressive rear garden.

The ground floor is then completed by the more functional utility and cloakroom and a home office adds flexibility. The upper floors are equally impressive with elegant landings, two bedrooms and a contemporary shower room. on the first floor and two further bedrooms, a walk in wardrobe and a luxury bathroom on the second floor. Externally there is the rare benefit of an integral garage, private driveway parking and an extensive landscaped garden with patio seating areas, neat lawns, chicken run and children's play area.

Viewing really is essential to fully appreciate the thoroughly impressive nature and stylish charm of this delightful family home which has been finished to an exacting standard.



GROUND FLOOR

- Elegant Hallway
- Formal Living Room Inset Fire
- Open Plan Living Space With High Quality Kitchen & Breakfast Area, Dining Space & Family Snug Area
- Pantry
- Bi-Fold Access To Rear Garden
- Rear Hallway With Access To Garage
- Guest Cloakroom
- Utility Room
- Home Office / Sitting Room





FIRST FLOOR

- Attractive Landing
- Bedroom One
- Contemporary Shower Room
- Bedroom Two

SECOND FLOOR

- Landing Play/Study Area
- Bedroom Three
- Bedroom Four
- Walk In Wardrobe
- Luxury Bathroom







WHY WE LOVE THIS HOUSE...



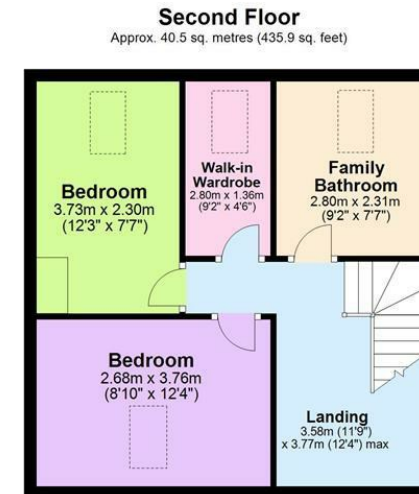
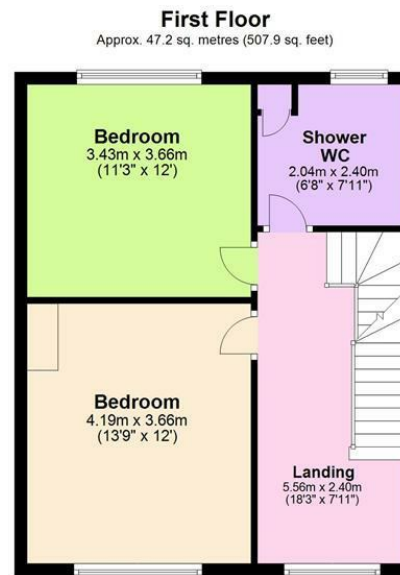
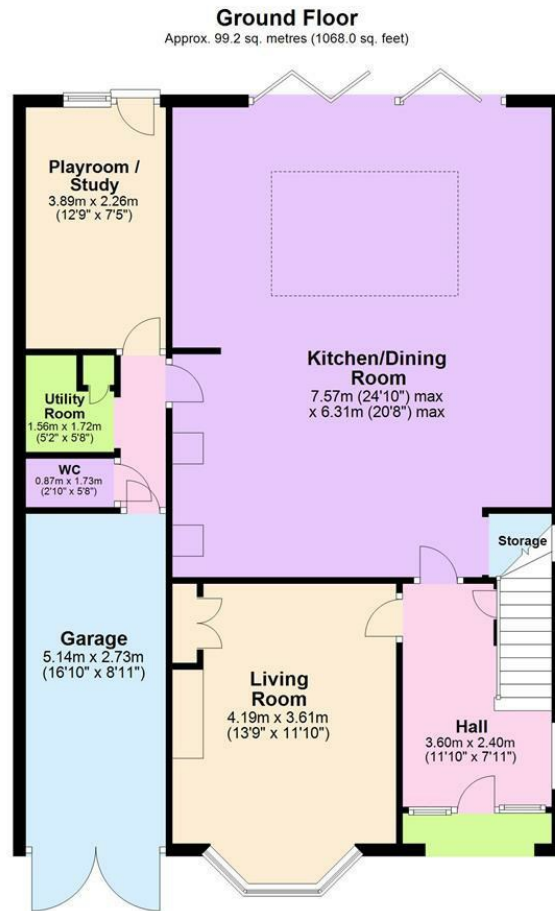


OUTSIDE

- Private Driveway Parking
- Integral Garage
- Impressive Landscaped Rear Garden
- Patio Seating Areas
- Shaped Lawns
- Stylishly Planted Borders
- Children's Play Area With Sunken Trampoline
- Chicken Run







Total area: approx. 186.9 sq. metres (2011.8 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk

Downes & Daughters Ltd. wishes to emphasize that all property particulars do not constitute part of an offer or a contract. All statements contained herein are made without responsibility on the part of Downes & Daughters. They are not to be relied on as statements or representation of fact and intending purchasers must satisfy themselves by inspection or other wise as to the correctness of each of the statements contained on these particulars including room measurements. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



Not All Agents Are Equal...