



Shortbutts Lane,
Lichfield, WS14 9BT

£635,000

Situated on one of Lichfield's most highly regarded roads is this substantially extended, detached family home set on a good-sized corner plot offering versatile accommodation featuring an impressive open-plan kitchen/orangery area.

The spacious ground floor layout comprises of an entrance hallway, large L-shaped living room with a separate office and a stunning open plan breakfast kitchen and orangery perfect for entertaining, dinner parties or for families to dine and relax together.

In addition, there is a bedroom on the ground floor and a modern shower room.

Upstairs there are four generous bedrooms and three bathrooms.

The main bedroom has a walk-in wardrobe and an en-suite shower room.

Bedroom two has an en-suite shower room and bedroom three has a Jack & Jill bathroom.

Bedroom Four is a double bedroom and could be split for use as two separate rooms.

Outside to the front is a private garden and to the rear is a low maintenance garden with a side gate leading to the garage and driveway.

This spacious property needs to be viewed to appreciate the space on offer, call Paul Carr Lichfield to arrange an appointment!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is payable to Lichfield Council.

Services Connected: Water, Drainage, Gas, Electric

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800

or via Lichfield@paulcarrestateagents.Co.Uk



Entrance Hall

Living Room

19' 3" x 23' 2" (5.88m x 7.06m)

Bedroom

3.84m (12'7") x 2.18m (7'2")

Office

3.44m (11'3") x 2.46m (8'1")

Dining Area

6.84m (22'5") x 5.77m (18'11")

Shower Room & WC

Kitchen

4.48m (14'8") x 3.65m (12')

Landing

Bedroom

3.89m (12'9") x 3.34m (10'11")

En-suite

Bedroom

4.19m (13'9") x 2.23m (7'4")

En-suite

Bedroom

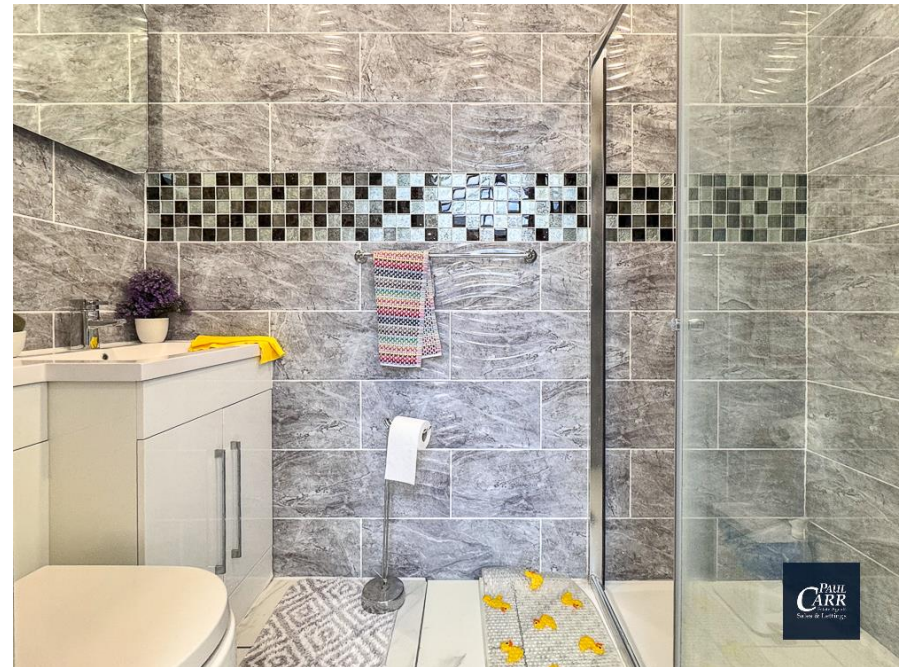
3.08m (10'1") x 2.82m (9'3")

Bedroom

4.80m (15'9") x 2.00m (6'7")

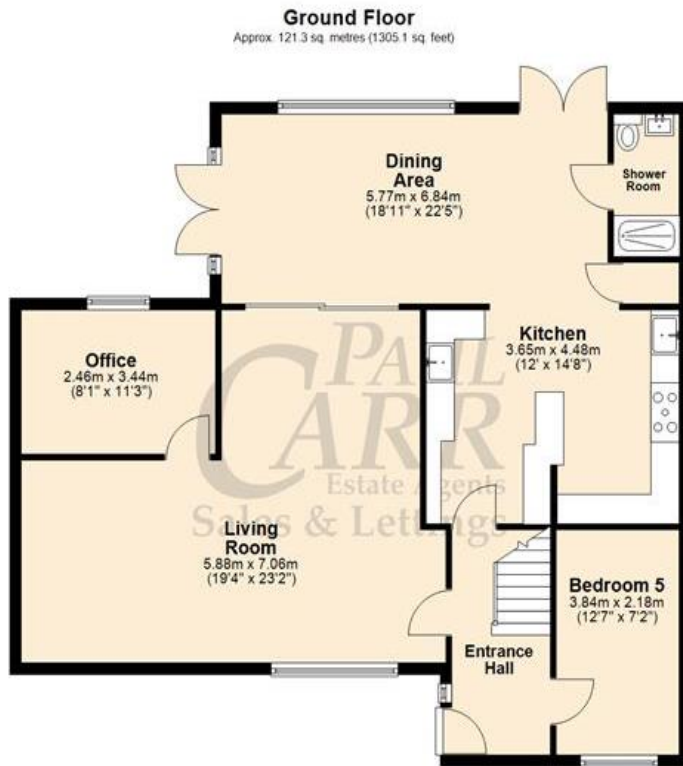
Bathroom





Floor Plan

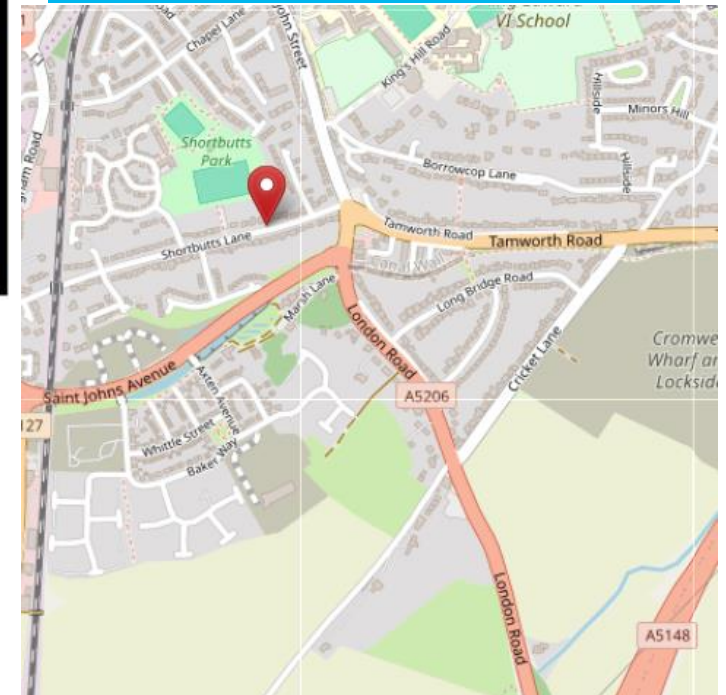
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 9th April 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.