



Your Logo

1 Shortbutts Close,
Offers In Region Of £925,000

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Some homes simply offer space. Others quietly become the backdrop to family life. York House manages to do both.

Tucked away along a private road on Shortbutts Close, this detached home offers the kind of setting families naturally gravitate towards peaceful, spacious and wonderfully welcoming.

The first impression is unforgettable. Step inside and the vaulted galleried entrance hall immediately creates a sense of light and scale, setting the tone for the rest of the house. The living room centres around a beautiful feature fireplace with log burner, making it an inviting place to gather on winter evenings.

At the heart of the home sits a stunning shaker-style kitchen with central island and gas cooking the kind of space where mornings begin with coffee and school bags by the door, and evenings naturally stretch into conversation around the island. This flows seamlessly into a vaulted garden room with bifold doors opening onto the garden, bringing light and outdoor living into the home.

The flexible layout offers two bedrooms on the ground floor, one with en-suite, while upstairs the principal bedroom also enjoys its own en-suite alongside two further bedrooms. One of these leads through to a tucked-away additional room perfect as a play space or quiet reading nook.

York House combines generous living space with the lifestyle that makes Lichfield so desirable, with excellent schools, two train stations, Waitrose and David Lloyd all close by.





- Detached family home set along a quiet private road
- Living room with feature fireplace and log burner
- Vaulted garden room with bifold doors opening to the garden
- Five bedrooms arranged across two floors
- Large garage with stairs to additional upstairs room
- Striking vaulted galleried entrance hall
- Stunning shaker-style kitchen with central island and gas cooking
- Flexible office/playroom space
- En-suite to principal bedroom and ground-floor guest suite
- Close to Lichfield City & Trent Valley stations, excellent schools, Waitrose and David Lloyd

