

Shortbutts Lane

Lichfield, WS14 9BU

John German



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£650,000

An exciting opportunity to acquire a stunning Art Deco-inspired family home situated on one of Lichfield's most prestigious addresses.

Occupying an enviable plot on one of Lichfield's most sought-after roads, this exceptional family home offers a unique blend of timeless Art Deco elegance and contemporary living. Originally constructed in approximately the 1950s, the property beautifully showcases architectural influences from the earlier Art Deco era and has been sympathetically restored and extended to create a truly remarkable family home. Situated towards the south side of Lichfield, Shortbutts Lane is a very popular residential location due to its close proximity to nearby schools and transport links including the A38, A5 and two rail stations that offer services to Birmingham, Bromsgrove, London Euston plus many more. The city centre is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks.

Internally the family home comprises of an elegant reception hall boasting original parquet flooring, stairs rising to the first floor landing, and doors off to the living room and impressive kitchen/dining/living area.

The cosy living room has the same original parquet flooring, spotlights to the ceiling, bay window to the front aspect and a log burner for those cosy winter nights.

The heart of the home lies a spectacular open-plan kitchen/dining/living area offering a versatile space for both everyday living and entertaining ideal for modern family living. There are Bi-fold doors opening out to the landscaped rear garden, a roof lantern flooding the space with natural light and beautiful wooden style flooring. The kitchen is fitted with an extensive range of matching wall and base units with quartz worksurfaces over, an island, and a variety of integrated kitchen appliances. There is a further pantry cupboard and door to the side hallway.

The side hallway gives access to the garage, guest WC, utility room and the versatile home office, perfect for those looking to work from home, but would also create an ideal playroom.

The first floor continues to impress, with two well-proportioned double bedrooms served by the modern family shower room, while the second floor provides two further bedrooms, along with a dressing room and a luxury family bathroom.

Externally, the home has a large private driveway providing ample off-road parking and gives with access into the garage. To the rear of the home is an extensive landscaped rear garden featuring generous patio seating areas, well-kept lawns, a children's play area and a chicken run.

Agents notes: The third-floor conversion was converted over 20 years ago but doesn't meet current building regulations. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





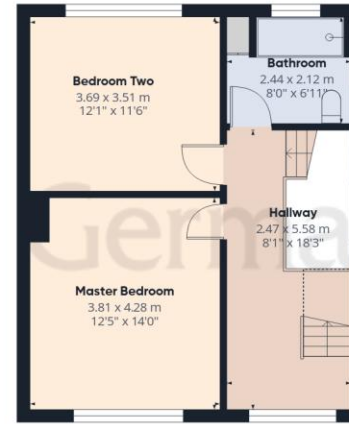








Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

183.8 m²

1978 ft²

Reduced headroom

6.2 m²

67 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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