

Plot 1 Shortbutts Close

Shortbutts Lane, Lichfield, Staffordshire



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Shortbutts Lane, Lichfield,
Staffordshire, WS14 9BU

Superbly designed five bedroom family property with double garage
and four bathrooms.

Sought-after Location with South Facing Rear Garden
Superb Breakfast Kitchen with Neff appliances
Five bedrooms each with walk-in or built-in wardrobes

Accommodation

Open Porch entrance leading to the **Reception Hall** with a **Guest Cloakroom** and oak staircase to the first floor.

The **superbly equipped Family Kitchen** has a comprehensive range of units, island unit with integrated appliances and double doors leading out to the rear garden. There is also a **Utility Room**.

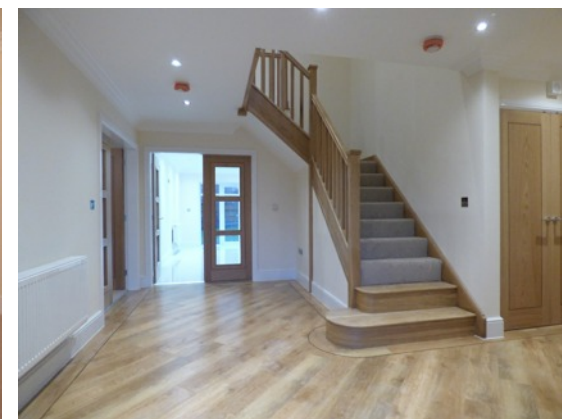
The **generous Dining Room** has windows to two aspects. The **spacious Lounge** has a feature fireplace, front bay window and double doors to the **Family Room/Playroom** which has double doors leading out to the rear garden.

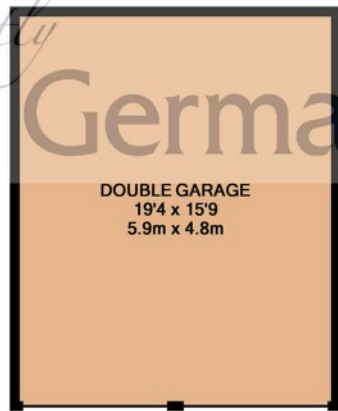
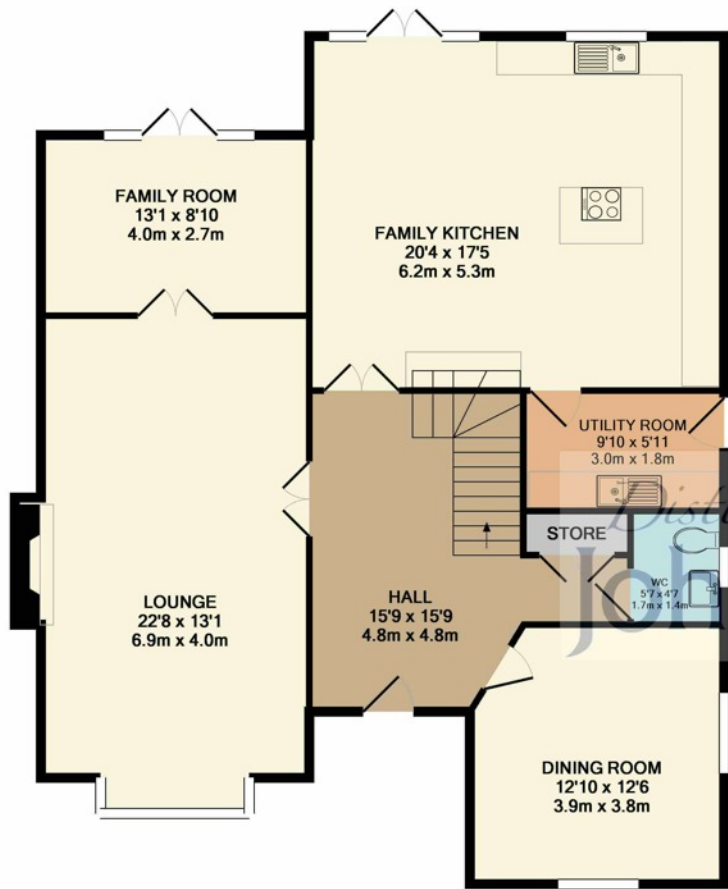
The first floor hosts a **large Gallery Landing**, a **Family Bathroom**, a **Master Bedroom** with walk-in wardrobe and **spacious En-Suite Bathroom** and there are **Four Further Bedrooms**, **two with En-Suite Shower Rooms** and all accommodating wardrobes.

Outside

Extensive block paved driveway, a **Double Garage**, side gated access and **attractive landscaped Rear Garden**.

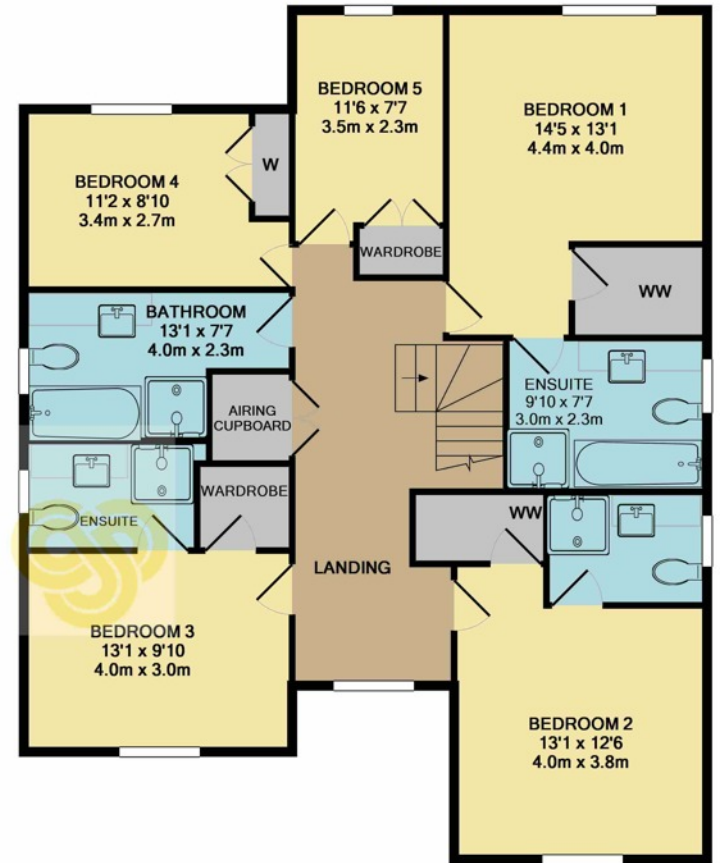
To view this property please call John German Estate Agents at the Lichfield Office.





GROUND FLOOR
APPROX. FLOOR
AREA 1520 SQ.FT.
(141.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2715 SQ.FT. (252.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1195 SQ.FT.
(111.0 SQ.M.)

Guide Price

£735,000



General Information

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority

Lichfield District Council

Useful Websites

www.environment-agency.co.uk

www.lichfielddc.gov.uk

JGA/131216

(DRAFT - Awaiting approval, may be subject to amendment)

NP/KLT/Lich

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.

Measurements

Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Awaiting Predicted

EPC Ratings

John German

29 Bore Street, Lichfield
Staffordshire WS13 6LZ

01543 419121

lichfield@JohnGerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent