# Shortbutts Lane

Lichfield, Staffordshire, WS14 9BU









Situated towards the south end 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.

A recently installed entrance door opens into a welcoming hallway with traditional tiled floor, stairs leading to the first floor and oak doors leading off.

The living room is a warm and welcoming space with laminate wooden effect flooring, bay window to the front and a chimney breast housing a gas fire. Double doors open into the dining room with laminate effect wooden floor, chimney breast with two cupboards and shelving either side and double doors opening to the conservatory. Also off the dining room is the fitted kitchen with a range of base and wall units, contrasting work surfaces, tiled splash backs and inset stainless steel sink and drainer. There are spaces for a Rangemaster style cooker, freestanding fridge freezer and space and plumbing for a washing machine. There is a useful under stairs pantry, door to the garage and a window and door overlooking and giving access to the rear garden.

On the first floor are three bedrooms, two spacious doubles and one single, all served by the modern family bathroom with floor to ceiling tiles, P-shaped bath with mains shower over, low level WC, wash hand basin and a chrome heated towel rail.

To the front is a raised lawned garden and tarmac driveway leading to the garage with an up and over door.

To the rear is a delightful garden having a paved patio seating area, ideal for outdoor dining and entertaining with lawn beyond having various trees and shrubs.

Note: A new boiler was installed in 2019.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the 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.

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

www.lichfielddc.gov.uk
Our Ref: JGA/27062022

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







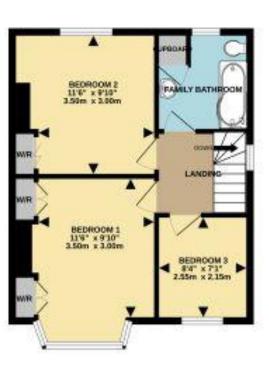






GROUND FLOOR 15T FLOOR







### Agents' Notes

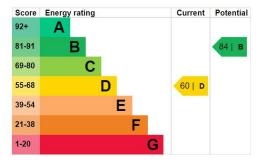
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# John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

# 01543 419121

lichfield@johngerman.co.uk

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