

Shortbutts Lane

Lichfield, Staffordshire, WS14 9BU

John 
German





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Asking Price of £425,000

A traditional 1930's semi detached family home situated in a highly sought after location within Lichfield.



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



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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