



71 Shortbutts Lane, Lichfield, Staffordshire, WS14 9BU

Bill Tandy

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£595,000

Bill Tandy and Company are delighted to offer for sale this truly stunning, extended and updated family home, beautifully positioned on the south side of the City on Shortbutts Lane. Just a short walk from the historic cathedral city centre of Lichfield, this exceptional residence combines a prime location with luxurious living. The property has been recently renovated to an outstanding standard. Thoughtfully extended and modernised throughout, it offers spacious and stylish accommodation. The ground floor features an entrance porch, impressive hall with Minton tiled floor, front sitting room with bay window, and a standout feature is the open-plan sitting and dining area, enhanced by bi-folding doors that open onto the rear garden—perfect for entertaining and everyday living. The breakfast kitchen is fitted with an stylish fittings with island/breakfast bar seating. Off the kitchen is an ideal home office and a practical utility/boot room with an additional shower room. Upstairs, the two additional floors offers four generously sized bedrooms, ensuite and bathroom. Externally, the property is approached via a shared driveway with parking to front and side. The beautifully landscaped garden to rear enjoys a side gated access. Viewings are essential to truly appreciate the quality, space, and lifestyle it offers.



ENTRANCE PORCH

entered via a composite double glazed front entrance door flanked by windows to each side and having tiled flooring and internal door with leaded lights opens to:

RECEPTION HALL

having stunning Minton tiled floor, column radiator, high ceiling with coving, stairs to first floor with stairs runner and three under stairs storage cupboards below. Doors open to:

SITTING ROOM

4.30m into bay window x 3.50m (14' 1" into bay window x 11' 6") having double glazed square bay window to front, engineered oak floor, high ceiling with coving and picture rail, radiator and cast-iron fireplace set on a marble hearth with storage to either side of the chimney breast.

RE-FITTED OPEN PLAN DINING FAMILY KITCHEN

9.80m x 5.52m max (32' 2" x 18' 1" max) one of the distinct features of the property is this stunning open plan and extended space located to the rear of the property offering a home hub with re-fitted kitchen, dining area and sitting area with access to the garden. There is a double glazed window to side, aluminium bi-fold doors opening to the rear garden, herringbone LVT flooring with underfloor heating, ceiling light point and spotlighting and high ceiling. The kitchen area has base cupboards with composite marble style slimline work preparation tops above, tiled splashback surround, inset one and a half bowl stainless steel sink, island with breakfast bar aream base storage cupboard and drawers and wine cooler, integrated fridge/freezer and dishwasher and free-standing Belling multi oven with five ring electric hob.

STUDY/GROUND FLOOR BEDROOM

3.14m x 2.18m (10' 4" x 7' 2") having double glazed window with window shutters to front, LVT flooring with underfloor heating and high ceiling with spotlighting.

UTILITY ROOM

5.32m max x 2.22m (17' 5" max x 7' 3") having ceiling spotlighting, LVT flooring with underfloor heating, obscure double glazed door to rear garden, door to store, base and wall mounted cupboards, preparation work top, inset stainless steel sink with tiled splashback surround, spaces ideal for washing machine and tumble dryer and sliding pocket door opens to:



GROUND FLOOR SHOWER ROOM

having an obscure double glazed window to rear, tiled flooring, contemporary suite comprising vanity unit with inset wash hand basin and tiled splashback surround, low flush W.C. and shower cubicle with twin-headed shower appliance over and spotlighting.

FIRST FLOOR LANDING

having double glazed windows to side and front, column radiator, staircase rising to the second floor accommodation and doors open to:

BEDROOM ONE

4.19m x 3.54m (13' 9" x 11' 7") having double glazed window overlooking the rear garden, radiator, built-in double wardrobe, feature cast-iron fireplace with tiled hearth, wood panelling and coved ceiling with picture rail.

BEDROOM TWO

3.68m x 3.50m (12' 1" x 11' 6") having double glazed window to front and radiator.

FAMILY BATHROOM

3.06m x 1.80m (10' 0" x 5' 11") having an obscure double glazed window to rear, tiled flooring, wood panelling, spotlighting to ceiling, column radiator with heated towel surround and suite comprising vanity unit with inset wash hand basin, low flush W.C. and twin-ended roll top bath and shower cubicle with twin-headed shower appliance over.

SECOND FLOOR LANDING

having double glazed window to side. Doors open to:



BEDROOM THREE

3.43m x 3.34m max (11' 3" x 10' 11" max) having double glazed window overlooking the rear garden, radiator, laminate flooring and door to:

EN SUITE SHOWER ROOM

having double glazed skylight window, chrome heated towel rail, suite comprising vanity unit with inset wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and spotlighting.

BEDROOM FOUR

4.09m x 3.94m into recess (13' 5" x 12' 11" into recess) having double glazed window to front, laminate flooring, column radiator and front skylight.

OUTSIDE

There is a gravelled driveway to the front and a tarmac driveway to the side both providing parking. One of the distinct features of the property is its superbly improved and landscaped rear garden having a porcelain paved patio, gated access to side, external tap, shaped lawn, trees and shrubs, storage shed and fenced, walled and hedged boundaries.

USEFUL STORE

2.35m x 2.08m (7' 9" x 6' 10") approached via double entrance doors to the front and having further door to utility room, two gas boilers and light and power supply.



COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

TENURE

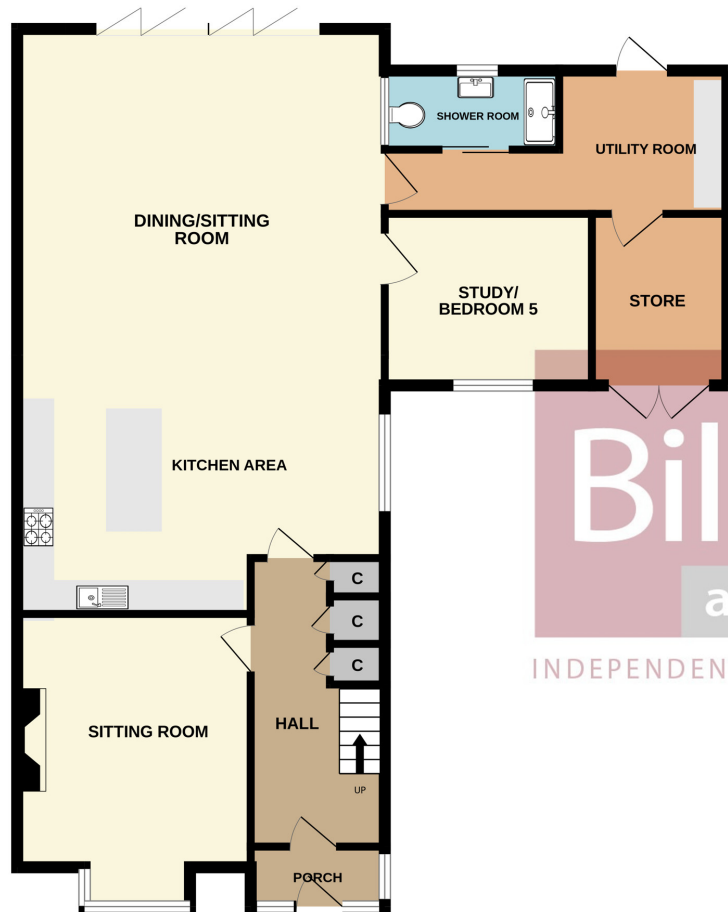
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

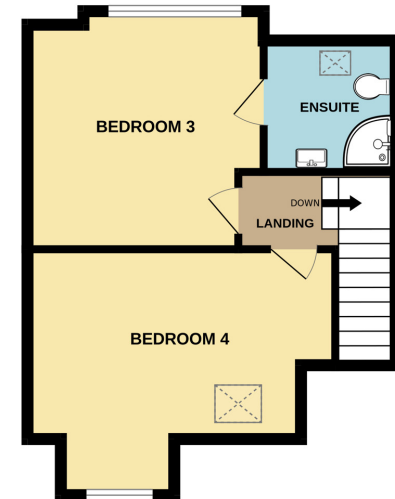
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst 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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