

A two-story brick house with a large tree in front and a driveway leading to a gate. The house has a brown tiled roof and a white front door. The tree is bare, suggesting autumn or winter. The driveway is paved and leads to a white metal gate. The house is surrounded by a green lawn and a stone wall in the foreground.

DRAFT

30 Shortbutts Lane, Lichfield, Staffordshire, WS14 9BT

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 30 Shortbutts Lane, Lichfield, Staffordshire, WS14 9BT

# £600,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this traditional detached family home in need of modernisation and located on the most sought after road of Shortbutts Lane on the south side of Lichfield. The property itself offers a generously sized plot and offers superb scope to be developed or enlarged in size with potential to extend to the rear whilst still retaining a generous sized garden, subject to permissions and regulations required. The location is only a short walking distance away from the cathedral city centre with its range of shops and amenities, and also has the benefit of Beacon Park to the rear and a view of the cathedral itself. Offered with no upward chain the accommodation briefly comprises porch, hall, guests cloakroom, through lounge, separate dining room, breakfast kitchen with pantry, three first floor double bedrooms and family bathroom. There is a generous driveway to the front providing parking leading to the garage, and superb sized gardens to front and rear.



### ENTRANCE PORCH

approached via a double glazed entrance door with double glazed windows to each side and having an internal door opening to:

### RECEPTION HALL

having radiator, stairs to first floor and doors opening to:

### GUESTS CLOAKROOM

having an obscure double glazed window to rear, chrome towel rail, wall mounted Worcester boiler and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### THROUGH LOUNGE

5.53m into bay x 3.51m (18' 2" into bay x 11' 6") having a walk-in double glazed square bay window to front, two radiators, double glazed French doors opening to the rear garden and feature fireplace with tiled hearth, exposed brick surround, wooden beam mantels above and housing a gas fire.

### SEPARATE DINING ROOM

4.44m into bay x 3.51m (14' 7" into bay x 11' 6") having a walk-in double glazed square bay window to front and two radiators.

### BREAKFAST KITCHEN

3.51m x 2.75m (11' 6" x 9' 0") having double glazed window overlooking the rear garden, radiator, base cupboards and drawers with round edge work tops above, tiling surround, wall mounted cupboards and display cabinets, inset one and a half bowl sink unit, New World oven and grill with four ring gas hob and extractor fan above and space for washing machine. There is a door to a Walk-in Pantry with cold slab, shelving and window to rear, and a further door opens to:



### REAR PORCH

having door to rear garden, door to a useful store and further door to garage.

### FIRST FLOOR LANDING

having double glazed window to front, linen cupboard and doors open to:

### BEDROOM ONE

5.33m x 3.64m (17' 6" x 11' 11") this through main bedroom has double glazed windows to front and rear, radiator and two sets built-in wardrobes with double doors.

### BEDROOM TWO

3.82m x 3.52m (12' 6" x 11' 7") having double glazed window to front, radiator and useful double doored walk-in wardrobe space.

### BEDROOM THREE

3.52m x 2.75m (11' 7" x 9' 0") having double glazed window overlooking the rear garden, radiator and double doored walk-in wardrobe.



### **BATHROOM**

2.73m x 1.69m (8' 11" x 5' 7") having two obscure double glazed windows to rear, radiator, chrome towel rail and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath.

### **OUTSIDE**

To the front of the property is a deep foregarden having a raised shaped lawn with hedging to either side, and there is a tarmac driveway providing parking and leading to the garage. One of the distinct features of the property is its superb sized rear garden having paved patio area with shaped lawn set beyond with hedged surround, mature trees and shrubs and storage shed.

### **GARAGE**

4.30m x 2.44m (14' 1" x 8' 0") approached via an up and over entrance door and having window to side, light and power supply.

### **COUNCIL TAX**

Band E.



### **FURTHER INFORMATION/SUPPLIERS**

Mains drainage- South Staffs Water. Electric and Gas supplier - to be confirmed. T.V and Broadband – to be confirmed. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

### **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**

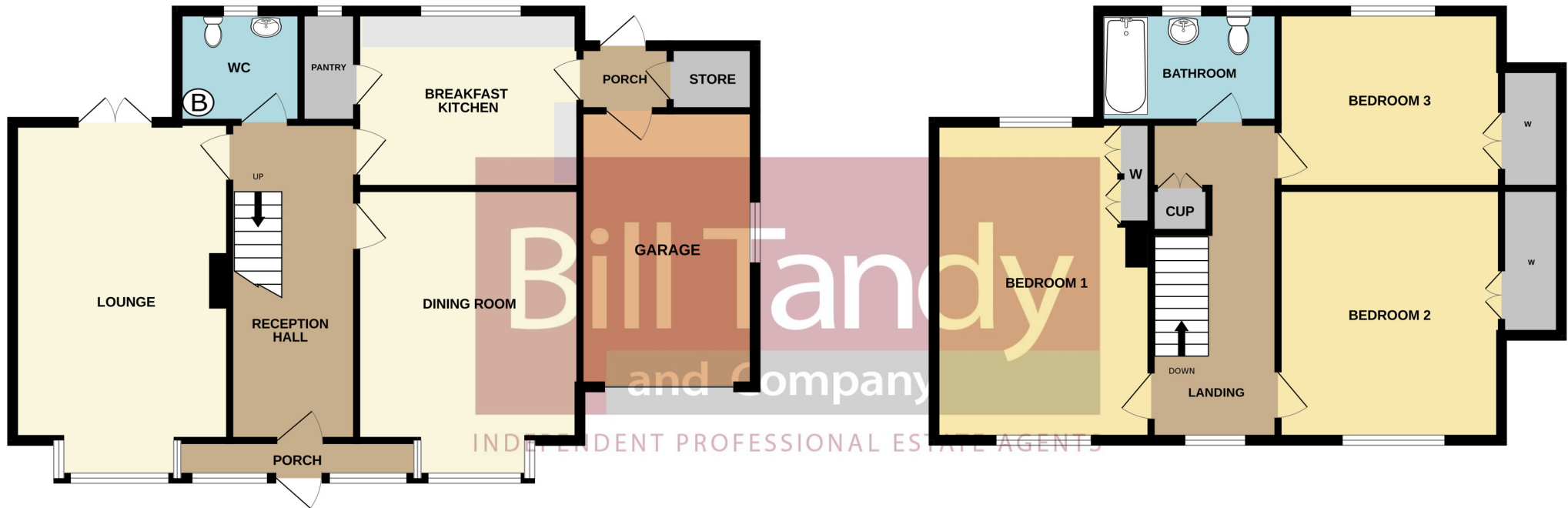
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



30 SHORTBUTTS LANE, LICHFIELD, WS14 9BT

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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