



York House 1 Shortbutts Close, Lichfield, Staffordshire,
WS14 9BP

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

York House 1 Shortbutts Close, Lichfield, Staffordshire, WS14 9BP

£895,000

Stunning and impressive detached dwelling located on the private road of Shortbutts Close with a collection of executive properties. This highly individual detached dormer style house has been bespoke built and designed by the present owners offering large accommodation with superb outdoor space. Offered with the benefit of no upward chain, viewings are highly recommended. The property comprises an impressive hallway with gallery landing above, sitting room, refitted dining kitchen, garden room, study, utility room. The property offers up to five bedrooms in total comprising two ground floor bedrooms, en-suite and shower room. To the first floor are three further bedrooms, further en-suite and main bathroom with loft storage room. The property is approached by a large gravelled driveway, detached double garage with useful office/games room above, feature gardens with entertaining and storage areas.



IMPRESSIVE RECEPTION HALL

Accessed via a front entrance door with adjacent windows to each side, feature views above of the gallery landing, under-stair storage, laminate floor and doors open to:

SITTING ROOM

4.43m x 6.67m (14' 6" x 21' 11") With a inglenook fireplace complimented with a log burner, inset windows, further walk in double glazed rear bay window and laminate flooring

REFITTED DINING KITCHEN

4.55m x 5.28m (14' 11" x 17' 4") This impressive and recently improved kitchen enjoys a stunning two tone kitchen complimented with base storage units with drawers and quartz work tops above, further wall and larder style cupboards, inset sink unit, with side double glazed window, central positioned island, integrated fridge, freezer, dishwasher and inset beko microwave, space for a range style cooker and LVT flooring. Off leads to

GARDEN ROOM

3.33m x 4.33m (10' 11" x 14' 2") This stunning extension enjoys a feature gable end rear window, bi-folding side doors to garden, sky lights, LVT floor, and log burner

STUDY

4.17m x 3.09m (13' 8" x 10' 2") French doors to garden, radiator.

GROUND FLOOR BEDROOM 1

3.45m x 4.4m (11' 4" x 14' 5") With a range of fitted wardrobes, double glazed front window and door to:

GROUND FLOOR EN SUITE SHOWER ROOM

having a modern suite comprising vanity unit with inset wash hand basin, W.C. and shower enclosure.



GROUND FLOOR BEDROOM 2

3.76m x 3.09m (12' 4" x 10' 2") double glazed front window, fitted wardrobes, laminate floor and radiator.

GROUND FLOOR SHOWER ROOM

1.7m x 2.58m (5' 7" x 8' 6") With a double glazed front window, heated towel rail, suite comprises a vanity unit with sink and storage, w.c. and shower.

UTILITY ROOM

1.7m x 5.47m (5' 7" x 17' 11") with doors to both front and rear, a range of modern white units with spaces for washing machine and tumble dryer below, further space for fridge freezer and LVT flooring.

IMPRESSIVE FIRST FLOOR GALLERY LANDING

with door to airing cupboard and further doors open to:

BEDROOM 1

4.43m x 4.90m (14' 6" x 16' 1") With superb range of fitted wardrobes, rear window and radiator

MODERN EN-SUITE SHOWER ROOM

with a double glazed rear window, towel rail, suite comprises a vanity unit, w.c., shower cubicle, tiled splashbacks and tiled floor.



BEDROOM 2

5.06m x 2.51m (16' 7" x 8' 3") double glazed front window and radiator

BEDROOM 3

3.39m x 2.15m (11' 1" x 7' 1") double glazed rear window, radiator and door to STORAGE ROOM providing a useful storage with side skylight window.

FAMILY BATHROOM

2.51m x 2.03m (8' 3" x 6' 8") double glazed rear window, wash hand basin, low flush w.c. roll top bath with mixer taps and shower head attachment, tiling surround and tiled floor.

OUTSIDE

To the front of the property is a large gravelled driveway providing parking for several cars, further front garden and access to side, front entrance door and off leads to the garage. The rear garden has been superbly landscaped with patio areas, lawn, trees for screening, superb entertaining space with pergola and further storage area. Set to the side is an enclosed workshop and further storage area.



DETACHED DOUBLE GARAGE

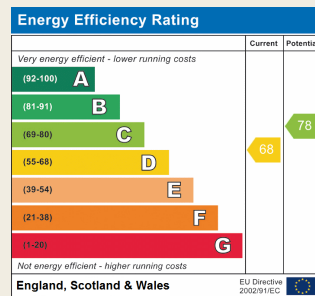
4.75m x 4.95m (15' 7" x 16' 3") With electric door to front, light and power and stairs to first floor:

OFFICE/PLAYROOM

4.64m x 2.93m (15' 3" x 9' 7") Directly above the double garage, are stairs to this first floor versatile room ideal for a home office/family room or playroom with a front window and superb potential.

COUNCIL TAX

Band G.



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.

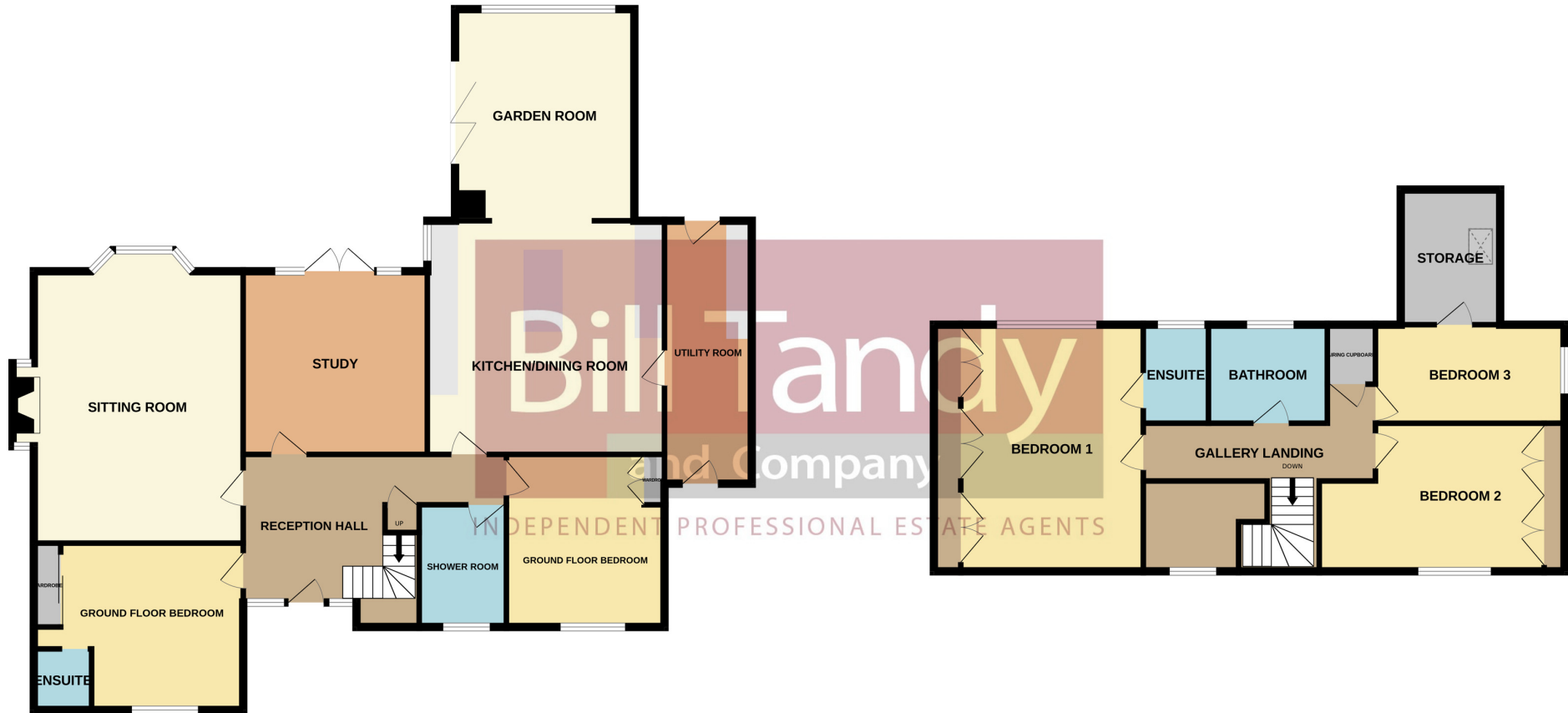
VIEWING

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



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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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