



The Shrubbery, 5 Shortbutts Close, Lichfield,
Staffordshire, WS14 9BP

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

The Shrubby, 5 Shortbutts Close, Lichfield, Staffordshire, WS14 9BP

£925,000

Enjoying a pleasant cul de sac setting on the southern fringe of the cathedral city of Lichfield lies this impressive luxury detached family home. Built some five years ago by First Post Homes to their usual high specification, this impressive property has a wonderful accommodation layout. Upon entry the buyer will be greeted by a huge reception hall with attractive Karndean flooring from which three reception rooms are accessible. The superb sized family breakfast kitchen is the real centrepiece of the house, beautifully fitted out with quality fixtures and fittings. The first floor is equally impressive with five bedrooms, three en suite plus the family bathroom, with walk-in wardrobes providing excellent storage. Outside the rear garden, which enjoys a lovely southerly aspect, has been designed for minimal maintenance with clever hard landscaping along with an adjacent double garage and driveway. This convenient location is perfect for accessing the excellent road and rail network which serves Lichfield. Popular with families the area has great local schools at both primary and secondary level all enjoying excellent reputations. To fully appreciate the extent and quality of the accommodation on offer an early viewing would be recommended.



CANOPY PORCH

having low energy downlighters and obscure UPVC double glazed entrance door and side screen opening to:

IMPRESSIVE RECEPTION HALL

4.81m x 3.32m (15' 9" x 10' 11") having oak Karndean flooring, radiator, low energy downlighters, coved cornice and double doored built-in coats store cupboard and feature staircase rising to the first floor.

FITTED GUESTS CLOAKROOM

having a contemporary suite comprising W.C., wash hand basin with mono bloc mixer tap and useful vanity store cupboards, a continuation of the oak Karndean flooring, tiled splashbacks, radiator and an obscure UPVC double glazed window.

DRAWING ROOM

7.74m max into bay x 4.00m (25' 5" max into bay x 13' 1") having feature white quartz fireplace with inset gas living flame pebble effect fire, wide UPVC double glazed walk-in bay window to front, two radiators, coved cornice, two wall light points and glazed double doors open to:

DINING ROOM

4.00m x 2.94m (13' 1" x 9' 8") having coved cornice, double radiator and double glazed double French doors opening out to the rear glazed gazebo which provides a lovely area for outdoor entertaining.

STUDY/SNUG

3.90m x 3.80m (12' 10" x 12' 6") having dual aspect UPVC double glazed windows, coved cornice and double radiator.

STUNNING FAMILY BREAKFAST KITCHEN

6.36m x 5.31m (20' 10" x 17' 5") approached via glazed double doors from the entrance hall and having impressive porcelain floor tiling, quartz work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, one and half bowl sink unit with swan neck mixer tap, built-in Neff electric oven and convection oven/microwave with warming drawer and five ring induction hob, integrated dishwasher with matching fascia, space for American style fridge/freezer, central feature island unit with breakfast bar and additional storage cupboards and drawers, quartz upstands with mirrored splashbacks, UPVC double glazed double French doors opening to the rear garden and double glazed window to same, double radiator, low energy downlighters, coved cornice, pull-out larder units and door to:



LAUNDRY

having further quartz work top with single drainer sink unit with mixer tap, base storage cupboards, concealed space for washing machine and tumble dryer, wall mounted storage cupboards, bottle racking, cupboard housing the Vaillant gas central heating boiler with timer, obscure UPVC double glazed door to driveway, a continuation of the porcelain tiled flooring, radiator and extractor.

FIRST FLOOR LANDING

having loft access hatch, UPVC double glazed window to front, radiator, low energy downlighters, coved cornice and double doored cupboard housing the pressurised hot water cylinder and linen shelving.

MASTER BEDROOM

5.38m max (4.06m min) x 4.02m (17' 8" max 13'4" min x 13' 2") having UPVC double glazed window to rear, radiator, coving, walk-in wardrobe and door to:

MASTER EN SUITE SHOWER ROOM

having panelled bath with mixer tap, separate tiled shower cubicle with Grohe thermostatic shower fitment, vanity unit with inset wash hand basin and cupboard space beneath and display shelving, W.C. with concealed cistern, co-ordinated ceramic wall tiling, obscure UPVC double glazed window, coving, downlighters, electric shaver point and wall mirror, radiator and additional chrome heated towel rail/radiator.

GUESTS BEDROOM TWO

3.80m x 3.40m (12' 6" x 11' 2") having UPVC double glazed window to front, radiator, coving, walk-in wardrobe and door to:



GUESTS EN SUITE SHOWER ROOM

having a tiled shower cubicle with Grohe thermostatic shower fitment, vanity unit with inset wash hand basin with mono bloc mixer tap, cupboard space beneath and display shelving, W.C. with concealed cistern, co-ordinated ceramic wall tiling, coving, radiator, downlighters and extractor fan.

BEDROOM THREE

4.00m x 3.00m (13' 1" x 9' 10") having UPVC double glazed window to front, radiator, coving, walk-in wardrobe and door to:

EN SUITE SHOWER ROOM

having tiled shower cubicle with Grohe thermostatic shower fitment, vanity unit with inset wash hand basin with cupboard space beneath and display shelving, W.C. with concealed cistern, partial ceramic wall tiling, radiator, low energy downlighters, coving, extractor fan and obscure UPVC double glazed window.

BEDROOM FOUR

3.38m x 2.71m (11' 1" x 8' 11") having UPVC double glazed window to rear, double doored built-in wardrobe, coving and laminate flooring.

BEDROOM FIVE

3.54m x 2.28m (11' 7" x 7' 6") having UPVC double glazed window to rear, radiator, double doored built-in wardrobe, coving, laminate flooring and radiator.



FAMILY BATHROOM

having panelled bath with mixer tap, separate tiled shower cubicle with Grohe thermostatic shower fitment, vanity unit with inset wash hand basin with cupboard and drawer space beneath and display shelving, W.C. with concealed cistern, co-ordinated ceramic wall tiling, low energy downlighters, extractor fan, coving, electric shaver point and double radiator.

OUTSIDE

The property has a block paved side driveway with parking for several cars. To the rear of the property is a landscaped garden designed for minimal maintenance with block paved patio seating areas with raised flagstone and paved sections, established laurel screening, fenced and hedged perimeters, glass topped fixed gazebo, external lighting and power points.

DETACHED GARAGE

with electric up and over entrance door.

COUNCIL TAX

Band G.

SUPPLIER INFORMATION

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
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

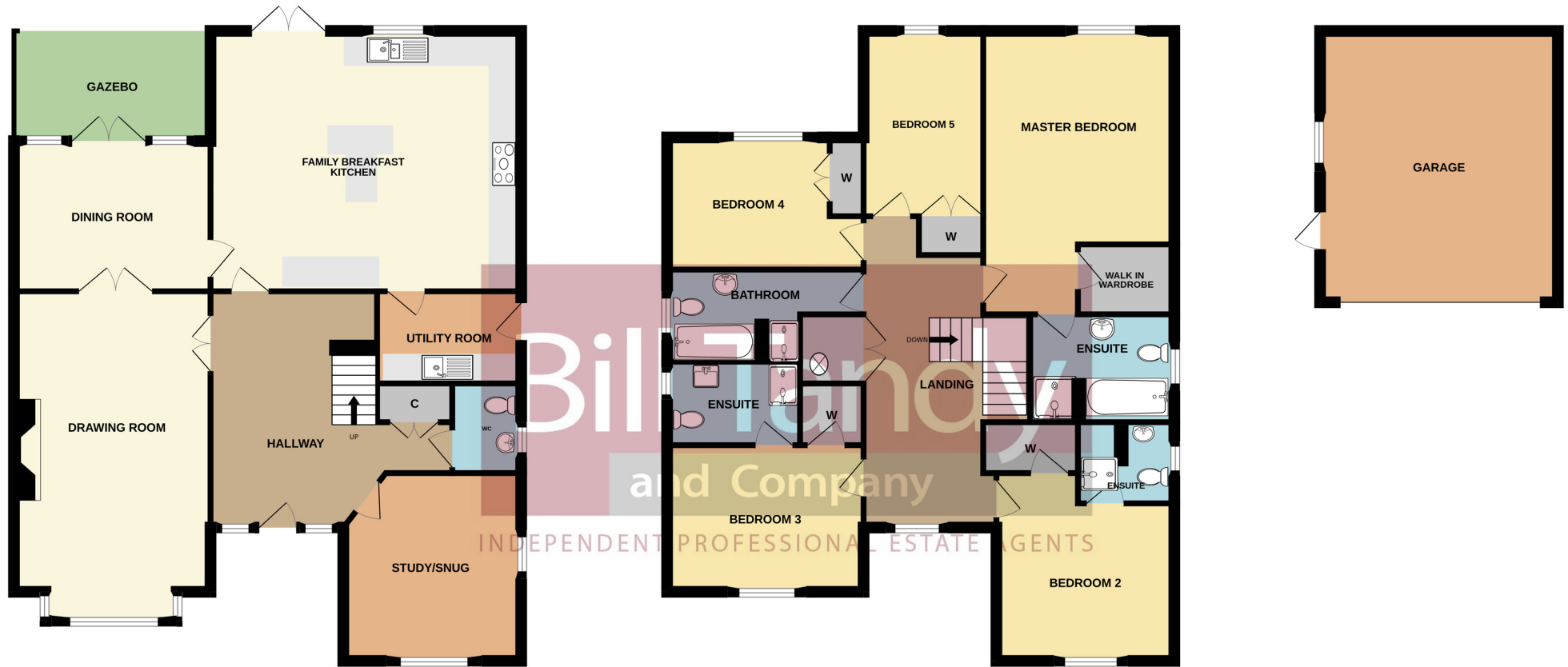
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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

GARAGE



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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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