



**Shortbutts Lane
Lichfield
Staffordshire
WS14 9BU**

Offers in Excess of £556,000

bettermove

Shortbutts Lane

Lichfield

Bettermove are proud to present this 4 bedroom detached house in the sought after area of Lichfield.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and detached garage. The council tax band is F.

The interior of this property comprises a spacious living room with dining area, downstairs WC and the fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom including the master bedroom with an ensuite bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

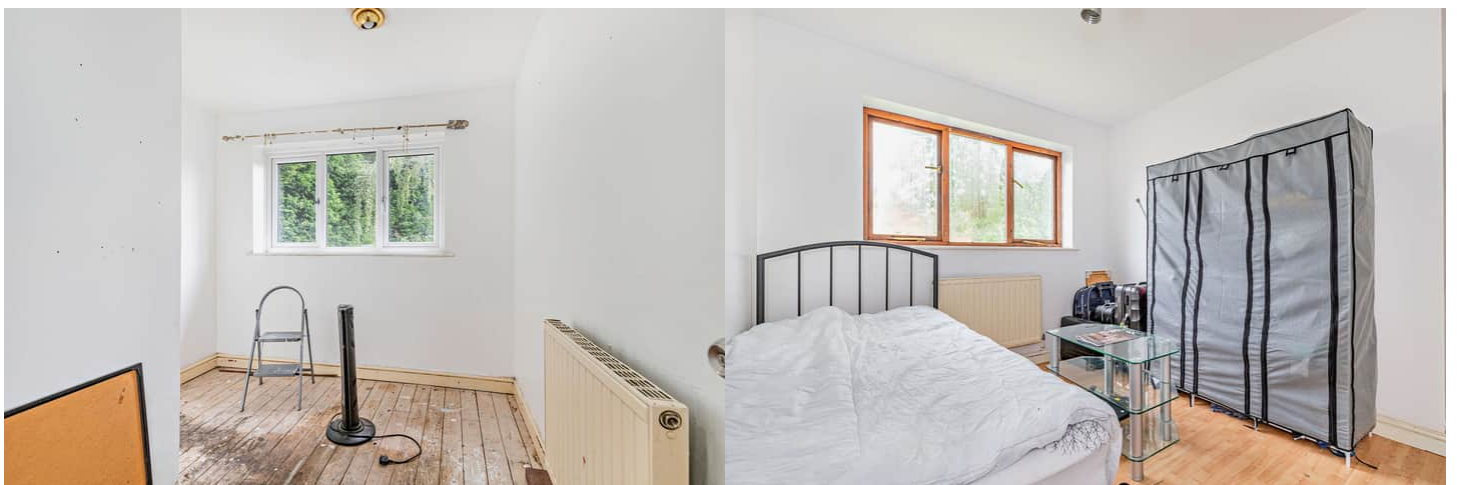
Located in the popular town of Lichfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Lichfield City Train Station, the M6 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

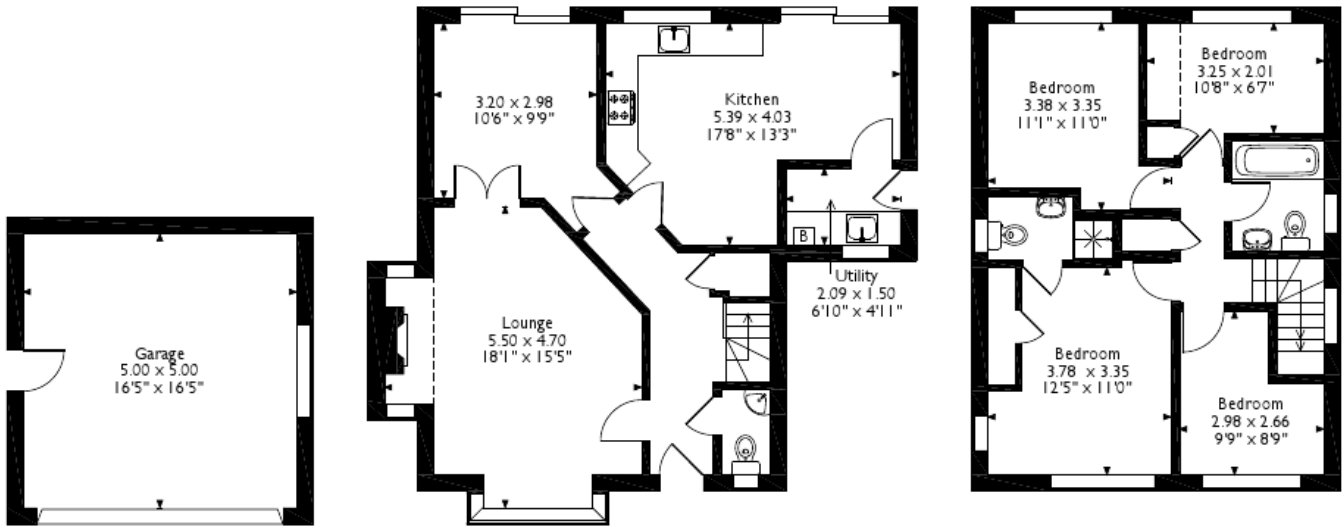


The Hedgerows, Shortbutts Lane, Lichfield, West Midlands

Approximate Gross Internal Area
Main House = 115 Sq M/1238 Sq Ft

Garage = 25 Sq M/269 Sq Ft

Total = 140 Sq M/1507 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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