



NO.86 | SHORTBUTTS LANE | LICHFIELD | STAFFORDSHIRE | WS14 9BU

Downes  
&  
Daughters  
ESTATE AGENCY







# NO.86

SHORTBUTTS LANE | LICHFIELD | STAFFORDSHIRE | WS14 9BU

£695,000

A unique opportunity to purchase a 'retro' delight occupying an enviable plot on one of Lichfield's most highly regarded addresses. Built in 1950s but beautifully showcasing building styles from the earlier Art Deco period, this delightful family home has been lovingly restored and extended, preserving many of the original features and blending them with some more contemporary twists. The impressive three storey dwelling redefines the accommodation previously expected from a property of this nature, with the rare benefit of a sprawling open plan living space a single garage and off street parking. Viewing is essential to fully appreciate the true extent of the 2,011 square feet of accommodation. The extensive and flexible layout impresses at every turn. The elegant hallway with parquet flooring gives access to the stylish living room before opening in to a most impressive kitchen diner and family room with bi-fold access on to an impressive rear garden.

The ground floor is then completed by the more functional utility and cloakroom and a home office adds flexibility. The upper floors are equally impressive with elegant landings, two bedrooms and a contemporary shower room. on the first floor and two further bedrooms, a walk in wardrobe and a luxury bathroom on the second floor. Externally there is the rare benefit of an integral garage, private driveway parking and an extensive landscaped garden with patio seating areas, neat lawns, chicken run and children's play area.

Viewing really is essential to fully appreciate the thoroughly impressive nature and stylish charm of this delightful family home which has been finished to an exacting standard.





## GROUND FLOOR

- Elegant Hallway
- Formal Living Room Inset Fire
- Open Plan Living Space With High Quality Kitchen & Breakfast Area, Dining Space & Family Snug Area
- Pantry
- Bi-Fold Access To Rear Garden
- Rear Hallway With Access To Garage
- Guest Cloakroom
- Utility Room
- Home Office / Sitting Room









## FIRST FLOOR

- Attractive Landing
- Bedroom One
- Contemporary Shower Room
- Bedroom Two

## SECOND FLOOR

- Landing Play/Study Area
- Bedroom Three
- Bedroom Four
- Walk In Wardrobe
- Luxury Bathroom











WHY WE LOVE THIS HOUSE...









## OUTSIDE

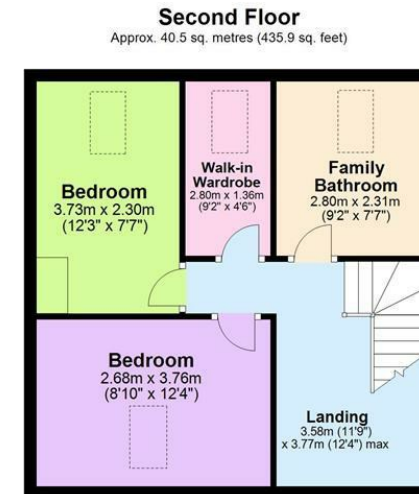
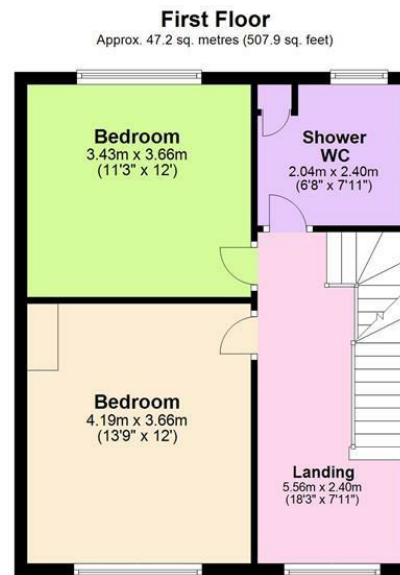
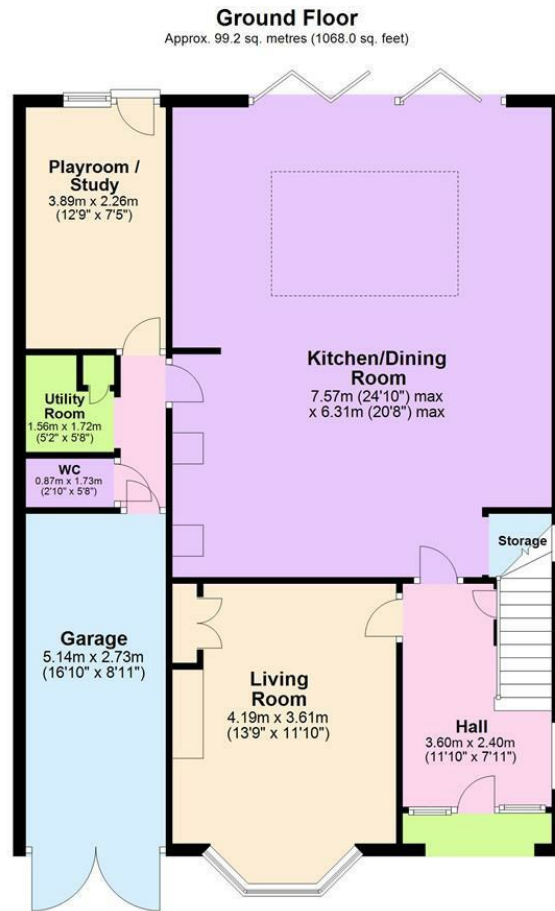
- Private Driveway Parking
- Integral Garage
- Impressive Landscaped Rear Garden
- Patio Seating Areas
- Shaped Lawns
- Stylishly Planted Borders
- Children's Play Area With Sunken Trampoline
- Chicken Run











Total area: approx. 186.9 sq. metres (2011.8 sq. feet)



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