15 Shortbutts Lane, Lichfield
WS14 9BT
Downes & Daughters
ESTATE AGENCY

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£575,000

A rare opportunity to purchase an Edwardian delight at the heart of this popular 'South Lichfield' address within the King Edward's catchment area. Believed to have been built in 1910, this delightful family home has been lovingly restored by the current owners preserving many of the original period features and blending them with some more contemporary twists. The impressive dwelling redefines the accommodation previously expected from a property of this age and viewing is essential to fully appreciate the true extent of the 1849 square feet of accommodation and its striking open plan living spaces. The extensive and flexible layout impresses at every turn. The elegant parquet floored hallway gives access to a stylish living room and guest cloakroom before opening in to the, simply stunning, open plan kitchen/diner/family room. The social hub of this home. Boasting a wide selection of wall and floor units and large island, with quartz worktops and a range of appliances and a utility room, the kitchen seamlessly opens in to a large dining area with two sets of bi-fold doors giving access to the rear garden and a more cosy second sitting room. The upper floors are equally impressive with a spacious open landing with study and seating area, principal bedroom with an en suite shower room, two further double bedrooms and a family bathroom. A space saving staircase then rises to two attic rooms which are used for an occasional bedroom, home office and storage room. Externally the property occupies a substantial plot with an extensive lawned south facing rear garden, private driveway parking and a storage garage.

Viewing really is essential to fully appreciate the impressive nature of this truly incredible home and its stylish presentation.

GROUND FLOOR
Open Porch Entrance • Hallway With Storage Cupboard & Parquet Flooring Continuing In To Kitchen • Living Room With Ornate Fireplace • Striking Open Plan Kitchen, Dining & Living Space With Bi-Fold Access To The Rear Garden & Large Central Island • Second Rear Sitting Room (open to kitchen) • Utility Room With Access To Garage • Guest Cloakroom

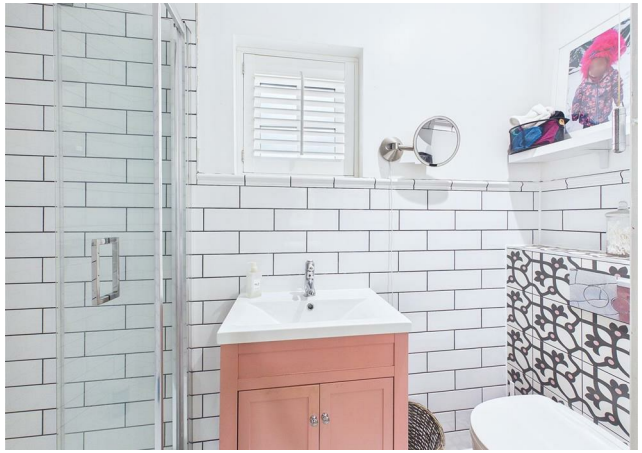
FIRST FLOOR
Elegant Landing With Sitting Or Study Area • Bedroom One With En Suite Shower Room • Bedroom Two With Fitted Wardrobe • Bedroom Three • Family Bathroom

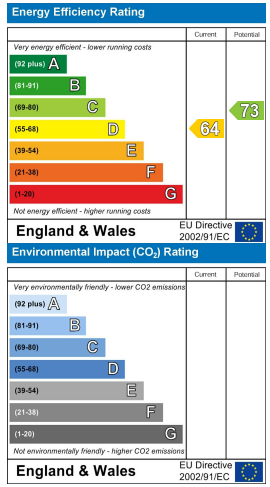
ATTIC ROOMS
Space Saving Stairs Rise Directly In To... • Attic Room One Used As Occasional Bedroom & Home Office • Attic Room 2 Used For Storage

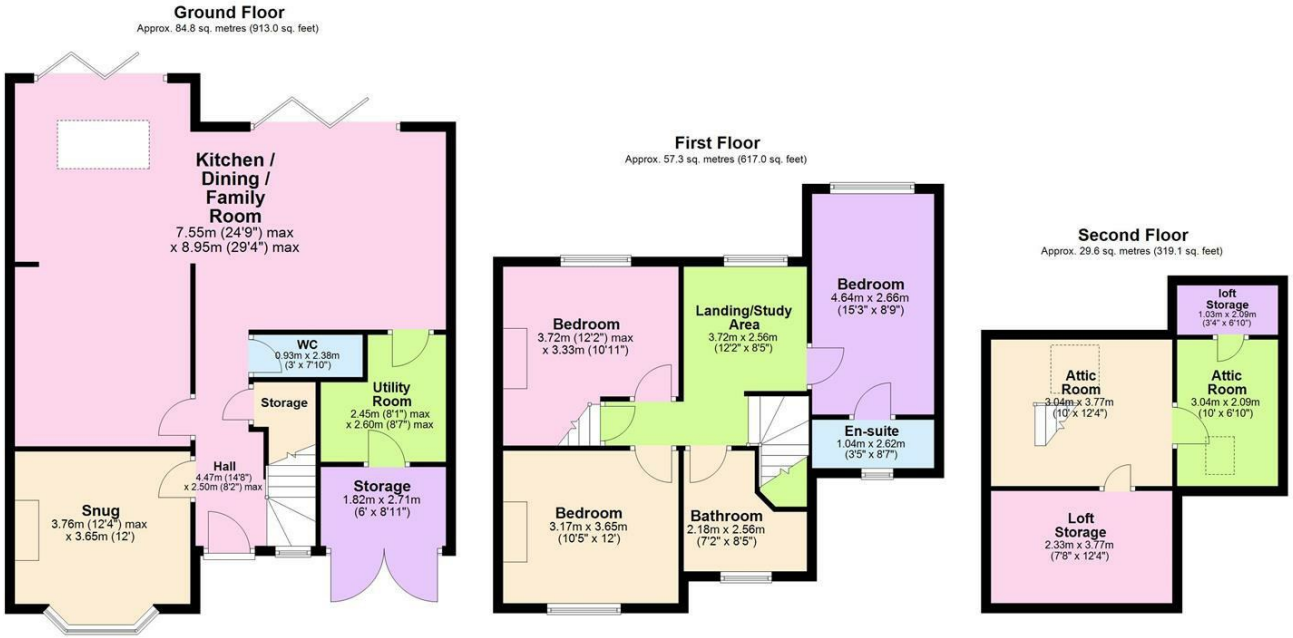
OUTSIDE
Private Driveway Offering 'Side By Side' Parking • Storage Garage • Impressive South Facing Rear Garden • Expansive Patio Seating Area • Extensive Lawn With Established Borders • Play & Exploring Area At The Foot Of The Garden • Timber Storage Shed & Garden Cabin • Hidden Post War Military Communications Cab Ripe For Conversion?????

NB. Please note that the warn patches on the lawn are the result of a well used Gymkhana hobby horse show jumping track that some very mean parents have insisted on dismantling for the purposes of this listing.

FURTHER INFORMATION
Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band D • All Mains Services • Upvc Double Glazing • Gas Central Heating







Total area: approx. 171.8 sq. metres (1849.1 sq. feet)

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