



ANDREW
DOWNING
BOOTHTM
ESTATE AGENTS

Shute Hill, Chorley, Lichfield

£850,000

5 4 4



INCREDIBLE OPPORTUNITY FOR A DEVELOPER OR FAMILY -

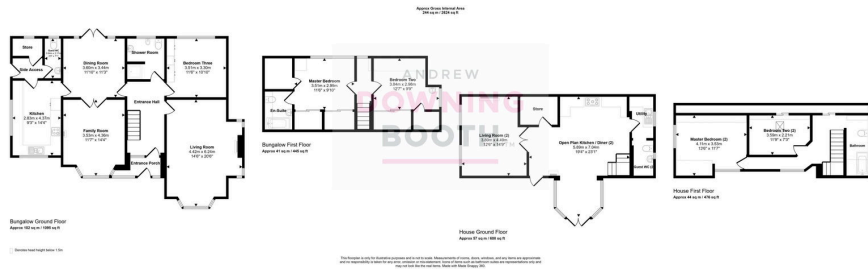
Welcome to The Pre, an impressive gated plot in the desirable Shute Hill that houses two separate detached properties; one of which a three bedroom dormer bungalow and the other a two bedroom house, both with tasteful character features and plenty to offer.

The possibilities available are almost endless, with scope to have one as the main property and the other as a wonderfully spacious annex, or to knock down/adjoin and create one truly substantial home, or even to split the title and create two separate addresses (subject to permissions).

Each property boasts impressive living space, consistently generous room sizes and light, airy accommodation, whilst also nestling in the desirable and semi-rural village of Chorley, that sits just over a leafy and picturesque ten minute drive to the very centre of Lichfield, home to highly rated bars/restaurants (including the Michelin-starred 'Upstairs' by Tom Shepherd), the award winning Beacon Park and various sought after Primary and Secondary schools, with Lichfield Trent Valley and City train stations providing direct routes to London and Birmingham respectively.

Opportunities of this nature just simply do not present themselves more than once in a blue moon, so it's imperative to get booked in for a viewing in order to appreciate exactly what is on offer here.





- Two Detached Properties - Three Bedroom Bungalow & Two Bedroom House
- Unique Opportunity
- Abundance Of Potential For An Annex
- Both With Consistently Generous Room Sizes
- Desirable & Semi-Rural Village Location
- Impressive Gated Plot With Private Lawned Gardens
- EPC Rating: TBC
- Bungalow Requiring Full Modernisation
- Just A Ten Minute Picturesque Drive From Lichfield City Centre
- Council Tax Band: F

