



25 Deans Slade Drive, Lichfield, Staffordshire, WS14 0DD

Bill Tandy  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 25 Deans Slade Drive, Lichfield, Staffordshire, WS14 0DD

# £675,000

Bill Tandy and Company are delighted in offering for sale this superb sized detached family home located on the highly sought after cul de sac of Deans Slade Drive. One of the distinct features of the property is its generously sized plot, whilst offering a secluded position located at the end of the cul sac. Whilst the property offers generously sized accommodation, one of the further distinct features is its generous double garage space with room above ideal as a games/hobbies room. The property itself comprises reception hall, guests cloakroom, through lounge with feature fireplace, dining room with bay window, breakfast kitchen, utility, study, four first floor bedrooms, three having fitted wardrobes, en suite shower room and main bathroom. There is a tarmac driveway, gardens to front, side and rear and generous double garage with room above. Located on the south side of Lichfield this desirable cul de sac is located off Fosseyway ideal for commuting with access to M6 toll, A38 and A5. Lichfield is well positioned with train access to Birmingham, Manchester and London from Lichfield Trent Valley and Lichfield City stations. The cathedral city of Lichfield offer superb school catchments, and a small yet vibrant city centre offering a range of desirable restaurants and cafes and is one of the most sought after locations to purchase within Staffordshire.



### RECEPTION HALL

approached via a composite front entrance door flanked by double glazed windows and having stairs to first floor accommodation, under stairs store cupboard and doors open to:

### GUESTS CLOAKROOM

having an obscure double glazed window to side and suite comprising wash hand basin and low flush W.C.

### THROUGH LOUNGE

5.85m x 3.63m (19' 2" x 11' 11") having walk-in double glazed bay window to front, double glazed French windows with windows either side open to the rear garden, radiator and feature fireplace having a hearth, tiled inset with wooden surround and mantel above with capped gas point. Door to:

### DINING ROOM

3.69m x 3.07m (12' 1" x 10' 1") having double glazed walk-in bay window to rear, radiator and door to:

### KITCHEN

4.45m max x 2.96m (14' 7" max x 9' 9") having double glazed window overlooking the rear garden, tiled flooring, ceiling spotlighting, base storage cupboards and drawers with round edge work tops above, inset stainless steel sink and drainer, inset double oven and grill, inset gas hob with extractor fan above, wall mounted cupboards with under-cupboard lighting and tiled surround, breakfast bar area, integrated fridge/freezer and integrated dishwasher. Door to:

### UTILITY ROOM

1.83m x 1.81m (6' 0" x 5' 11") having double glazed door to side, tiled flooring, Potterton boiler, base and wall mounted storage cupboards, round edge work top with spaces below suitable for washing machine and tumble dryer and inset stainless steel sink.

### STUDY

2.82m x 2.17m (9' 3" x 7' 1") having double glazed window to front and radiator.



### FIRST FLOOR GALLERIED LANDING

having double glazed window to front, radiator, airing cupboard and doors open to:

### BEDROOM ONE

4.11m x 3.26m (13' 6" x 10' 8") having double glazed window to rear, radiator, fitted double wardrobe and door to:

### EN SUITE SHOWER ROOM

2.39m x 1.97m (7' 10" x 6' 6") having an obscure double glazed window to rear, contemporary suite comprising a fitted unit with storage drawers and wash hand basin above, tiled surround, low flush W.C. and shower cubicle with electric shower, heated towel rail.

### BEDROOM TWO

3.74m max (3.12m min) x 3.27m (12' 3" max 10' 3" min x 10' 9") having double glazed window to rear, radiator and built-in double wardrobe.

### BEDROOM THREE

3.11m x 2.57m (10' 2" x 8' 5") having double glazed window to front, radiator and built-in double wardrobe.

### BEDROOM FOUR

2.71m x 2.00m (8' 11" x 6' 7") having double glazed window to front and radiator.



## FAMILY BATHROOM

2.43m x 1.90m (8' 0" x 6' 3") having obscure double glazed window to side, heated towel rail and modern white suite comprising fitted unit with base storage drawers and inset wash hand basin above, low flush W.C. with tiled splashback surround, bath and separate shower cubicle with power shower.

## OUTSIDE

One of the distinct features of the property is its superb secluded position located at the end of this desirable cul de sac. There is a double width tarmac driveway leading to the double garage and a paved pathway leads to the front entrance door and side gate, and there is a shaped lawned foregarden. To the rear of the property is a paved patio, generously sized shaped lawn set beyond, mature trees and shrubs providing superb screening and fenced and walled perimeters. To the right hand side of the property is a generous paved area ideal for storage shed.

## DOUBLE GARAGE

6.38m x 5.17m (20' 11" x 17' 0") approached via twin entrance doors and having light and power supply, courtesy door to side and staircase to first floor accommodation.



## GAMES/HOBBIES ROOM

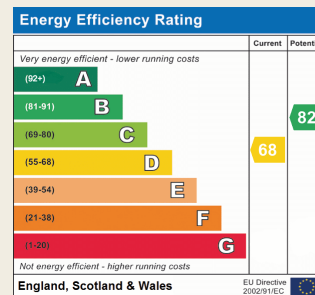
6.16m x 5.11m (20' 3" x 16' 9") located above the double garage is this games/hobbies room which would also be used as a home office or guest accommodation having double glazed window to front.

## COUNCIL TAX

Band F.

## FURTHER INFORMATION/SUPPLIES

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



## TENURE

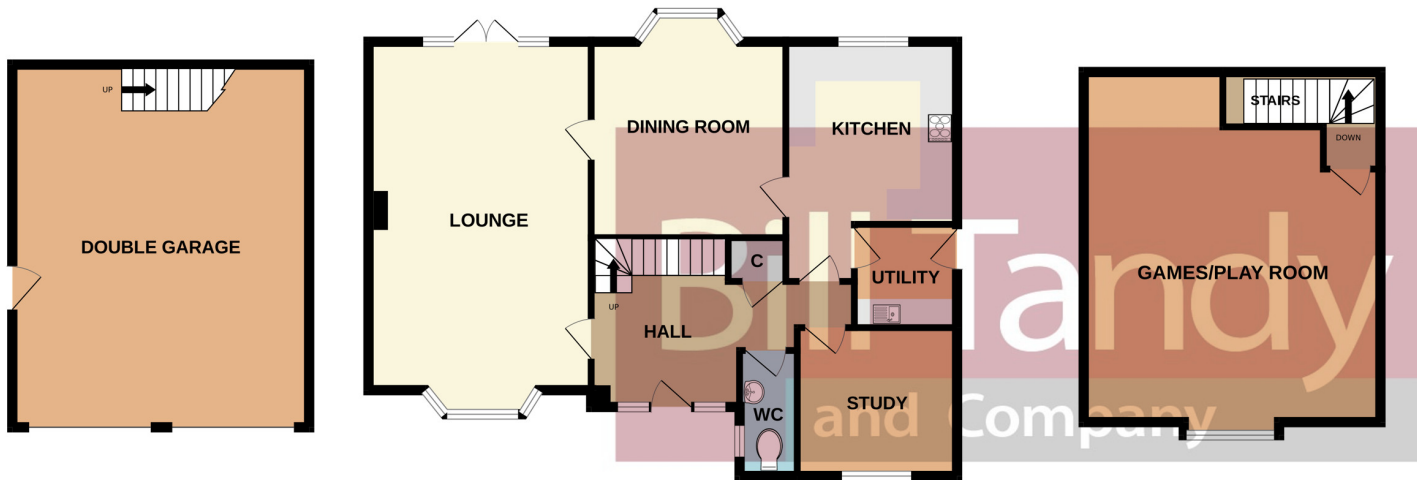
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

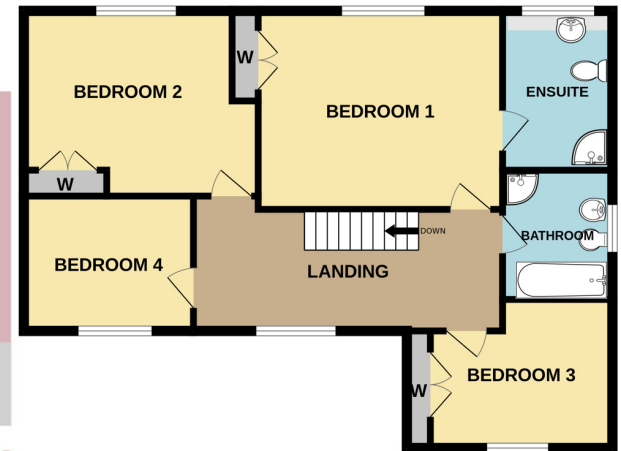
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



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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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