



65 Mary Slater Road, Lichfield, Staffordshire, WS13 6FG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**65 Mary Slater Road, Lichfield,
Staffordshire, WS13 6FG**

£350,000

Bill Tandy and Company are delighted in offering for sale this superbly presented and generously sized three storey end terraced property located on the desirable cul de sac of Mary Slater Road. Recently built by David Wilson Homes this property is superbly positioned within short walking distance of the cathedral city centre of Lichfield with all its amenities, restaurants, shops, parks and trains stations providing superb commutability to both London and Birmingham. The property itself provides a generous sized plot with superb sized rear garden, with parking and garage. The accommodation comprises reception hall, guests cloakroom, lounge/dining room, contemporary modern fitted kitchen, three bedrooms, one having en suite shower room, and family bathroom. One of the distinct features of the property is its superbly improved rear garden with decked patio area, useful door to garage and sweeping shaped lawn with well stocked borders.



RECEPTION HALL

approached via a double glazed front door and having radiator, Amtico floor with border, stairs to first floor, spotlighting and doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to side, modern suite comprising pedestal wash hand basin with tiled surround and low flush W.C., Amtico floor and radiator.

MODERN FITTED KITCHEN

3.47m x 1.63m (11' 5" x 5' 4") having double glaze window to front, Amtico floor with border, plinth heater, spotlighting, contemporary units comprising white gloss base cupboards and drawers with round edge work tops above, wall mounted cupboards, inset stainless steel one and a half bowl sink unit, inset Beko oven with Whirlpool four ring gas hob above, stainless steel splashback with extractor fan above, integrated fridge/freezer, dishwasher and washing machine, concealed space housing Ideal Logic boiler.

LOUNGE/DINING ROOM

4.74m x 3.99m (15' 7" x 13' 1") having double glazed windows and French doors opening to the rear garden, Amtico floor with border, two radiators and a useful under stairs storage cupboard.

FIRST FLOOR LANDING

having double glazed window to side, radiator, stairs to second floor and doors open to:

BEDROOM TWO

4.00m x 2.80m plus wardrobe (13' 1" x 9' 2" plus wardrobe) having double glazed windows to rear, radiator and built-in wardrobe with sliding doors.



BEDROOM THREE

4.01m x 2.68m max (13' 2" x 8' 10" max) having double glazed windows to front and radiator.

FAMILY BATHROOM

2.07m x 1.74m (6' 9" x 5' 9") having radiator, modern white suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C and bath with shower appliance over and shower screen, airing cupboard and spotlighting.

SECOND FLOOR LANDING

having double doored store/wardrobe space, double glazed window to side and door opens to:

BEDROOM ONE

4.76m max x 4.01m max (15' 7" max x 13' 2" max) having walk-in dormer style double glazed window to front, radiator, useful storage space above the stairs with additional storage recess, loft access and door opening to:



EN SUITE SHOWER ROOM

having skylight window to rear, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

OUTSIDE

The property is positioned on this very sought after development within walking distance of the city centre of Lichfield. There is a tandem length tarmac driveway located to the right hand side of the property, useful gated access to the rear garden and further access to garage. One of the distinct features of the property is its superb sized rear garden having a decked patio area ideal for entertaining, sweeping shaped lawn with well stocked borders and mature shrubs and extends to an almost secret style garden with an additional lawned and gravelled area positioned behind one of the neighbouring properties.

GARAGE

5.45m x 2.67m (17' 11" x 8' 9") approached via an up and over entrance door and having courtesy door to side, light and power supply and loft eaves storage.

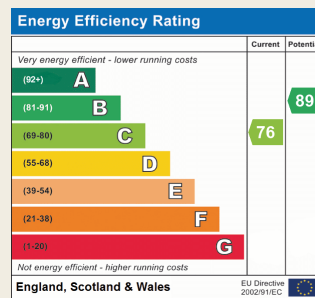


COUNCIL TAX

Band C.

FURTHER INFORMATION

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.

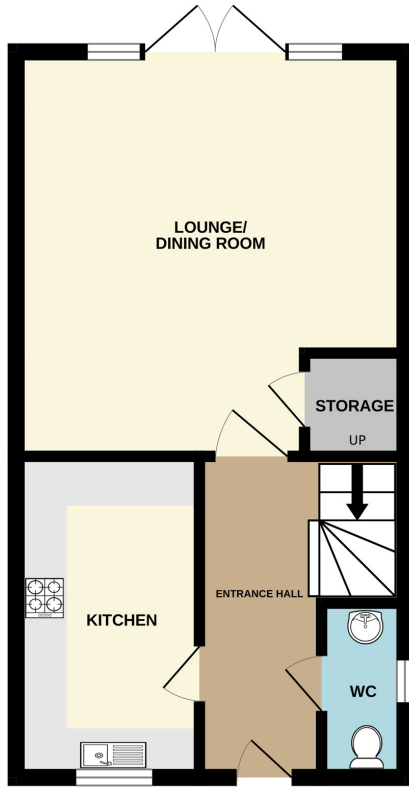


VIEWING

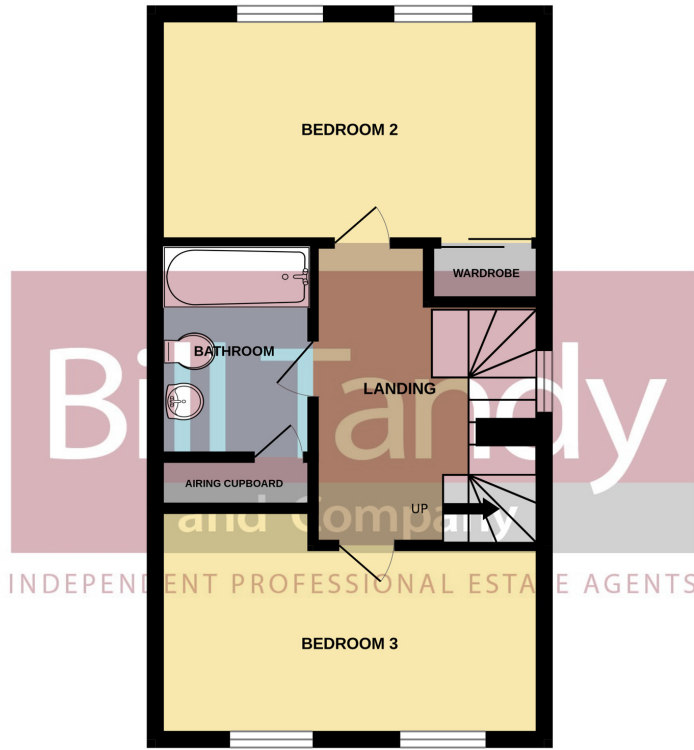
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

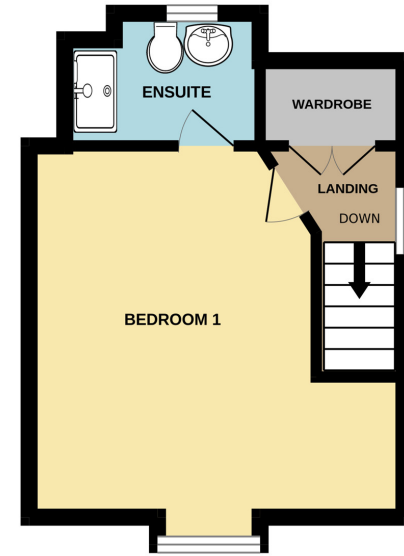
GROUND FLOOR



1ST FLOOR



2ND 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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