



25 Strawberry Lane, Lichfield, Staffordshire, WS14 9GR

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy



## 25 Strawberry Lane, Lichfield, Staffordshire, WS14 9GR

# £400,000

Bill Tandy and Company are delighted in offering for sale this deceptively spacious and generously sized end town house located on a Strawberry Lane on a highly sought after development. Located off Cherry Orchard this development was built by Redrow and offers a superb setting close to the city centre of Lichfield and is within walking distance of Lichfield City railway station. The property is also located within the catchment area for both highly desirable primary and secondary schools, and the accommodation is ranged over three floors offering deceptively spacious accommodation and for this reason we strongly recommend internal viewings for the property to be fully appreciated. The current owner has substantially improved the interior which comprises hall, guests cloakroom, 'L' shaped open plan living space with sitting area, dining section and contemporary kitchen. In total there are four bedrooms, one having an updated en suite shower room, and updated family bathroom. Located on the first floor is a generously sized lounge, and there is a southerly facing garden to the rear, detached garage and parking area.



### CANOPY PORCH

having an obscure double glazed front entrance door opening to:

### RECEPTION HALL

having LVT wood style flooring, stairs to first floor, useful cloak cupboard and doors open to:

### GUESTS CLOAKROOM

superbly upgraded and having anthracite grey towel rail, corner vanity unit with wash hand basin with waterfall tap and tiled surround and low flush W.C.

### 'L' SHAPED DINING FAMILY KITCHEN

8.87m max x 4.93m max (29' 1" max x 16' 2" max) one of the distinct features of the ground floor is this generously sized entertaining space having a kitchen opening into an open plan dining sitting area. There are double glazed windows to both front and rear, double glazed French doors to the rear garden with window shutters, LVT flooring, radiators and feature media wall. The kitchen has a comprehensive range of two-tone units comprising base cupboards and drawers with round edge work tops above, wall mounted cupboards with under-cupboard lighting, inset one and a half bowl sink with tiled surround, inset four ring Hotpoint hob with extractor fan above, inset Beko double oven and grill and integrated appliances include washing machine, fridge/freezer and dishwasher.

### FIRST FLOOR LANDING

having stairs to second floor, double glazed window to front, radiator and doors leading off to:

### LOUNGE

4.57m x 4.67m (15' 0" x 15' 4") this first floor lounge has two double glazed windows to rear and two radiators.



### BEDROOM ONE

4.15m max into wardrobe x 2.79m (13' 7" max into wardrobe x 9' 2") having double glazed window to front, radiator, range of fitted bedroom furniture comprising wardrobe with two-tone units and cream gloss doors, chest of drawers, T.V. stand, bedside cabinets and over bed storage cupboards. Door to:

### EN SUITE SHOWER ROOM

2.69m x 1.70m (8' 10" x 5' 7") having anthracite grey towel rail, suite comprising vanity unit with inset wash hand basin with waterfall tap and low flush W.C., shower enclosure with twin headed shower attachment and full ceiling height aqua boarding surround with illuminated mirror.

### SECOND FLOOR LANDING

having loft access, cupboard housing the Vaillant boiler and doors lead off to:

### BEDROOM TWO

4.88m x 3.24m (16' 0" x 10' 8") having two double glazed windows to front, radiator, fitted wardrobes and over stairs storage cupboard.

### BEDROOM THREE

3.45m x 2.77m (11' 4" x 9' 1") having double glazed window to rear and radiator.



### BEDROOM FOUR

3.44m x 2.01m (11' 3" x 6' 7") this bedroom could also be used as a home office and has double glazed window to rear and radiator.

### FAMILY BATHROOM

2.01m x 1.77m (6' 7" x 5' 10") this updated bathroom has a contemporary white suite comprising vanity unit with wash hand basin with waterfall tap and low flush W.C., bath with twin headed shower appliance over, full ceiling height aqua boarding surround, anthracite grey towel rail, spotlighting and an illuminated mirror.

### OUTSIDE

The property is superbly located on this highly sought after development on the edge of the city centre of Lichfield and is located off Cherry Orchard. There is an allocated parking space to the rear right hand corner of the property which leads to the detached garage. To the rear of the property is a paved seating area with shaped lawn beyond, further gravelled and decked area beyond providing a lovely entertaining space with raised borders. A pathway to the rear leads to a further gravelled garden with side gate to the parking area and garage.



### DETACHED GARAGE

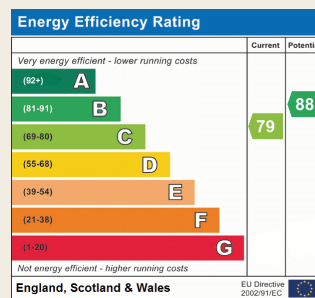
approached via an up and over entrance door and having door to rear garden.

### COUNCIL TAX

Band D.

### 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.

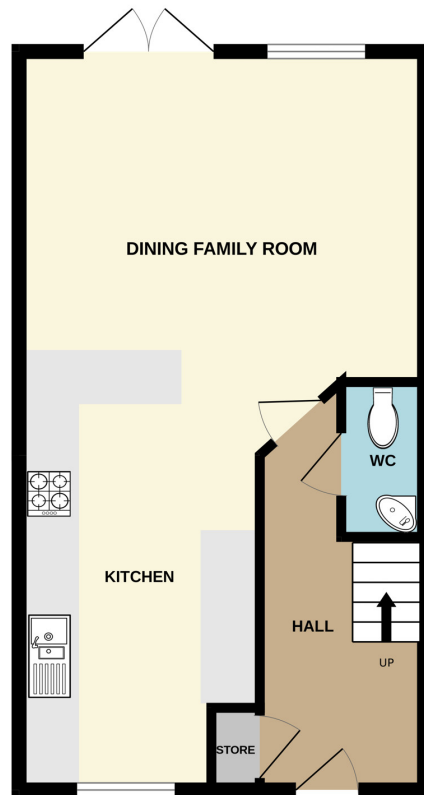


### VIEWING

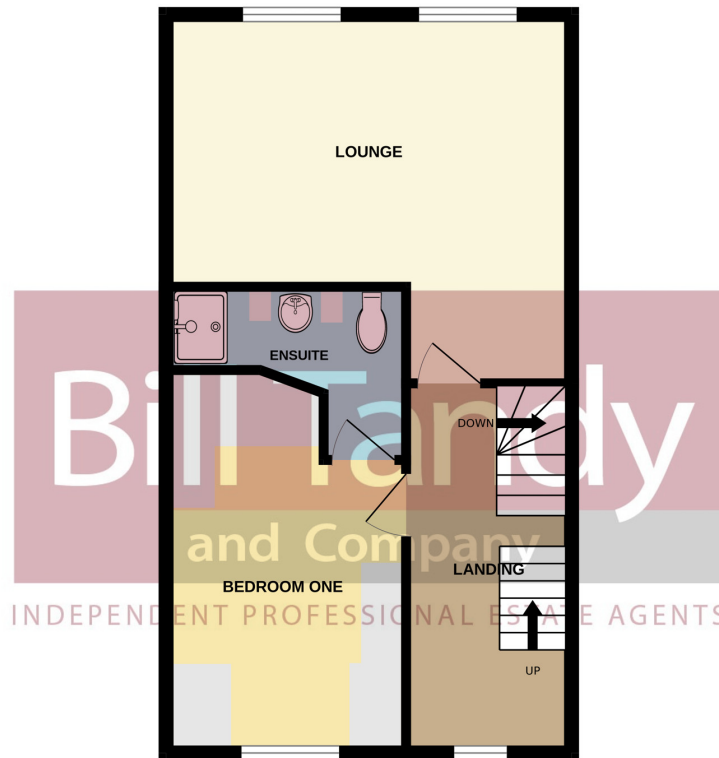
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

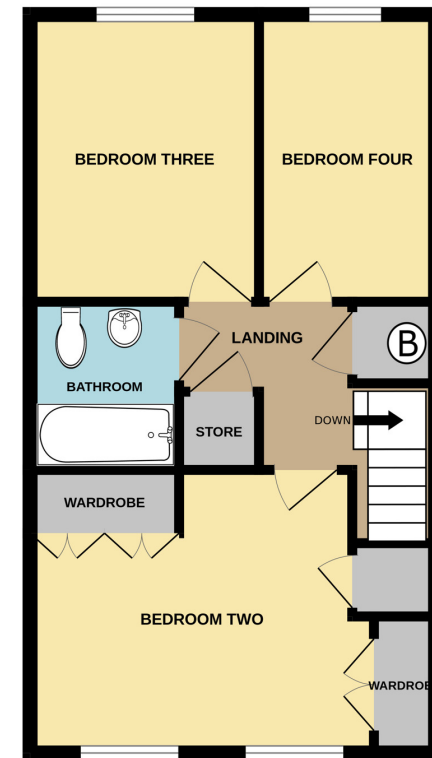
GROUND FLOOR



1ST FLOOR



2ND FLOOR



25, STRAWBERRY LANE, LICHFIELD, STAFFORDSHIRE, WS14 9GR

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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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