



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

Bill Tandy

and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

### £825,000

Bill Tandy and Company are delighted in offering for sale this truly stunning executive detached family home which has recently undergone a full renovation and with large additions to provide a stunning interior and outside space. Located on the side south side of Lichfield and within a highly sought after cul-de-sac position, the property is ideally situated within a short distance away from the cathedral city centre of Lichfield. One of the distinct features of the property is its newly improved interior with contemporary fittings. The interior briefly comprises an impressive reception hall with glass understairs store, guests cloakroom, lounge with media wall, impressive open plan dining family kitchen with additional games room and further snug, utility. To the first floor are five bedrooms, en suite, and a main bathroom. The property is approached via a generously sized parking area off a private driveway, double garage. One of the distinct features is the superbly improved garden to rear with an outdoor sheltered kitchen area with ideal sitting area creating an external entertaining space. The main garden beyond enjoys shaped lawns, well stocked borders, mature trees and shrubs, additional paved patio with gazebo and provides a ideal space for hot sun. Further side garden ideal for bin storage with shed and side gate. Early internal viewings are highly recommended to fully appreciate the extend of the accommodation.



#### RECEPTION HALL

With a composite front entrance door flanked by windows to side, tiled entrance with seat and spot light. Stairs to first floor with a glass understairs display cupboard, upright radiator and doors open to

#### GUEST CLOAKROOM

With a modern upgraded suite comprises a pedestal wash hand basin, low flush w.c and wood panelling.

#### LOUNGE

5.6m into bay x 4.04m (18' 4" into bay x 13' 3") With a recently added media wall comprising a flame effect contemporary electric fire, space provision above for a wall mounted T.V. double glazed front walk-in bay window, two radiator.

#### DINING FAMILY KITCHEN

6.72m max x 8.91m max (22' 1" max x 29' 3" max) This stunning open plan and extended rear entertaining space comprises a generous breakfast kitchen, dining area which opens into the games rooms and snug. The breakfast kitchen has been superbly updated with an abundance of two tone shaker style kitchen units comprising base cupboard and drawers with preparation work tops above. Further wall mounted cupboards, inset sink unit, generous island with quartz worktops provide additional storage with a breakfast bar for seating, two built in ovens, induction hob, integrated dishwasher, space for a double width fridge freezer. Vaulted ceiling enjoys 2 skylight windows, rear double glazed window. The dining area enjoys upright radiators and off leads to

#### FAMILY GAMES ROOM

4m x 3.96m (13' 1" x 13' 0") Currently used as a pool games room, this versatile space enjoys a double glazed rear window, radiator, bi-folding doors to garden and additional base storage units with wine cooler.

#### SNUG

2.73m x 2.97m (8' 11" x 9' 9") This superb sitting snug room is positioned off from the dining kitchen, double glazed side window, radiator.



#### UTILITY ROOM

2.66m x 2.27m (8' 9" x 7' 5") Useful courtesy door to double garage, side door to garden, double glazed rear window, base storage with inset sink and space for washing machine.

#### FIRST FLOOR LANDING

With a feature oak balustrade staircase ascending from the hall, double glazed front window, radiator, cupboard and doors open to

#### BEDROOM 1

3.94m x 4.3m (12' 11" x 14' 1") With a double glazed walk-in bay window to front, radiator, built in double wardrobes and door opens to

#### EN-SUITE

Updated and improved with a double vanity unit with sink above, low flush w.c., bath, Porcelanosa tiling surround, double glazed side window.

#### BEDROOM 2

3.79m max x 5.29m (12' 5" max x 17' 4") Superbly extended with two double glazed recessed windows to front, built in wardrobe, radiator and feature part vaulted ceiling.

#### BEDROOM 3

3.25m x 4.16m (10' 8" x 13' 8") Double glazed rear window, built in wardrobe, radiator and feature vaulted ceiling.



#### BEDROOM 4

2.85m x 3.8m (9' 4" x 12' 6") Double glazed rear window, radiator and built in wardrobe.

#### BEDROOM 5/STUDY

1.71m x 2.67m (5' 7" x 8' 9") Double glazed rear window and radiator.

#### FAMILY BATHROOM

Superbly updated with a double glazed window, modern suite comprises a wall mounted vanity unit, low flush w.c. bath with shower above.

#### OUTSIDE

The property is located at the end of the cul-de-sac along a private shared driveway of three properties, and has a private tarmac and block paved front driveway, access to front entrance door, double garage and side gate. One of the distinct features of the property is it superbly improved garden, offering a sheltered sitting area with a superb outdoor kitchen (kitchen available upon a separate negotiation), generous lawn, patio with gazebo above - ideal for hot tub and flower bed borders with established shrubs and trees. A side garden enjoys a further storage shed and gate to front.



#### DOUBLE GARAGE

With two electrically operated roller shutter doors, useful courtesy door to utility, light and power supply.

#### FURTHER INFORMATION/SUPPLIERS

Mains drainage, water, electricity and gas connected. Broadband connected. . For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

#### COUNCIL TAX BAND G

#### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

#### 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



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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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