

Deans Slade Drive  
Lichfield, Staffordshire, WS14 0DD

John German





# Deans Slade Drive

Lichfield, Staffordshire, WS14 0DD

Offers Over £475,000

Wow Wow Wow ! A superbly appointed and vastly improved detached family home located in an extremely desirable cul-de-sac location within Lichfield.



This superbly appointed detached family home is nestled on Dean Slade Drive in Lichfield, a quiet cul-de-sac situated just off the popular Fosseway in Lichfield. The location is conveniently located offering easy access into Lichfield's city centre with a choice of supermarkets, independent shops, bars, restaurants, cafés and much more. For commuters, Lichfield's city station is located only 1 mile away and there are excellent nearby road links via the A38, M6 and M6 toll. For families, the property falls within the catchment area of Christ Church Primary School and for secondary it is The Friary High School.

The property comprises of a newly fitted composite entrance door opening into the hallway with carpeted stairs rising to the first floor landing. From here a door opens into the spacious open plan lounge/dining room with a front facing UPVC double glazed window, modern wooden style flooring with underfloor heating, spotlights to the ceiling, a door leading into the kitchen and an opening leading into the dining area with a rear facing walk-in UPVC double glazed bay window, ceiling light point and the same modern wooden style flooring flowing from the living room with underfloor heating.

The heart of the home is the impressive recently extended and refitted breakfast kitchen fitted with a luxury range of grey units with contrasting quartz worksurfaces over, breakfast bar area, a range of hi-end integrated kitchen appliances and space for an American style fridge/freezer. There is a velux skylight allowing natural light to enter the room, bi-folding doors leading out to the rear garden, two useful storage cupboards, a door out to the side of the property and access to the contemporary guest's WC.

Upstairs, the spacious master bedroom has a front facing uPVC double glazed window, carpeted flooring, grey fitted wardrobes with sliding doors, a further set of built-in wardrobes with mirrored sliding doors and access into the recently refitted luxury en-suite shower room.

Bedroom two is a further well-proportioned double bedroom with carpeted flooring, spotlights to the ceiling and a uPVC double glazed window to the rear aspect, and bedroom three is a fair sized single bedroom with a rear facing window, carpeted flooring and built-in wardrobe. The recently re-fitted luxury family shower room comprises of a large walk in shower with rainfall shower, fully tiled wall and floors, low level WC, wash basin, window to the rear aspect, spotlights to the ceiling and a heated towel rail.

Outside, to the front of the property there is a part stoned part tarmac driveway providing parking for two/three vehicles and access into the garage storage space accessible via an electric roller door and to the rear. The fully enclosed rear garden has a patio seating area, a further decked seating area, lawned garden with a variety of plants and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

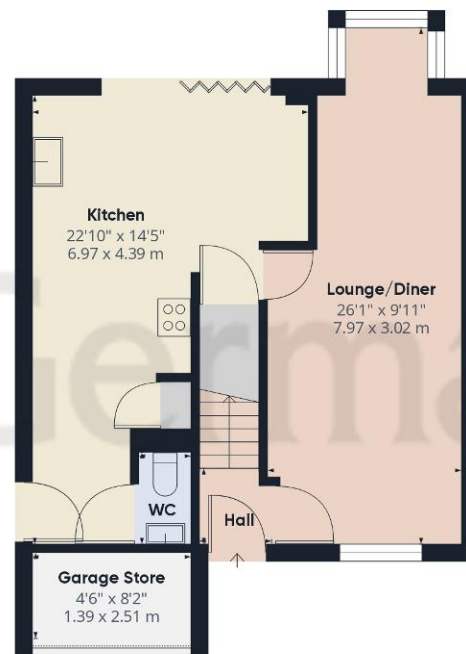
**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29102024





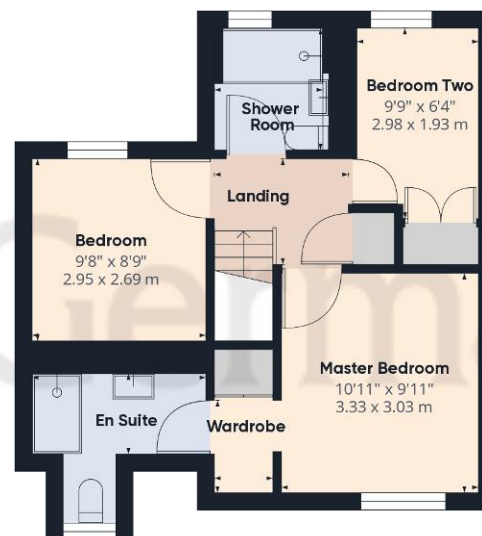


Ground Floor

Approximate total area<sup>(1)</sup>

947.01 ft<sup>2</sup>

87.98 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

AWAITING EPC MEDIA



John German

22 Bore Street, Lichfield,  
Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



