

# Burlington House, Plot 3

Deanslade Court, Claypit Lane, Lichfield, WS14 0AG








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£1,175,000

An exceptionally spacious new detached home built by the highly respected and multi-award winning developer Firstpost Homes. Situated in an exclusive development on the rural edge of the cathedral city of Lichfield.

John German 

Built and appointed to the highest of specification, the accommodation briefly comprises an excellent reception hall which provides a most welcome introduction to this exceptional property with a porcelain tiled floor, large cloaks cupboard and access to the superbly appointed guest cloakroom. A solid oak staircase rises to an impressive first floor gallery landing.

The excellent family living/dining/kitchen is very spacious and has an individually designed kitchen with a comprehensive range of taupe units with Calacatta Dolce worktops and inset Franke stainless steel sink and drainer with mixer tap. A full range of quality appliances comprises Neff built in oven with warming drawer, induction hob with extractor canopy above and combination microwave oven. A beautiful Italian porcelain tiled floor extends into the family living and dining area where bifold doors open to the terrace and garden.

The separate utility room has a matching range of units and integrated washing machine and tumble dryer, plus a Franke stainless steel sink.

There is an elegant drawing room featuring a contemporary electric fire wall and double doors opening to the separate dining room which in turn has French doors opening to the terrace and garden.

The first-floor gallery landing leads to five bedrooms, all of which have the benefit of wardrobes and three of which have their own individual en suite with Utopia furniture, chrome accessories and exquisite half tiled walls. Bedroom four has the benefit of a Jack and Jill en suite.

The property is situated off an exclusive shared private drive with its own drive leading to an integral double garage having electric remote operated doors. The paths, patios and terraces are laid with natural slabs, and both the front and rear gardens have been landscaped and turfed.

This stunning home enjoys a truly enviable position being on the rural outskirts of the historic cathedral city of Lichfield. The city centre has a wide range of amenities including a range of individual bars and sought after restaurants (including Michelin star), a variety of supermarkets plus Stowe and Minster Pools. There are two railway stations, the city centre station giving excellent services to Birmingham, stopping at other suburban hols on the cross-city line, and Trent Valley having services to London Euston, some of which taking only approximately 1 hour 20 minutes. The nearby M6 toll provides direct access into the national motorway network.

**Directions:**

- Birmingham International Airport 19.9 miles via M6 toll road
- Birmingham city centre 19.4 miles
- Lichfield City Station 1.4 miles
- Lichfield city centre less than 2 miles
- Lichfield Trent Valley Station 2.5 miles

**Technical information:**

- Electric car charging point
- BT Fibre ready
- Smart home ready including wiring for data network systems
- Cabling for Freeview, Sky Q, Smart TV and BT phone point
- SkyLink leads installed to enable Sky multiroom audio to lounge and family room
- Security intruder alarm fitted along with hardwired CCTV
- Front and rear flood lamps and external coach lamps to front, rear and side
- Underfloor heating to all ground floor from heat source pump and radiators to first floor

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

**Property construction:** Traditional

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Underfloor heating to all ground floor from heat source pump and radiators to first floor (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

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

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

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

**Our Ref:** JGA/18042025

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Ground Floor

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

1751 ft<sup>2</sup>

162.7 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

1393 ft<sup>2</sup>

129.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Agents' Notes

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**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.

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