

# Sanderson House (Plot 1)

Deanslade Court, Claypit Lane, Lichfield, WS14 0AG





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A magnificent and 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.

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

The excellent family dining kitchen is exceptionally spacious having an individually designed fitted kitchen with a comprehensive range of units and a full range of high quality appliances including a Neff built in oven with warming drawer, induction hob with extractor canopy above, combination microwave oven, dishwasher, an American style fridge freezer and a wine cooler. There is also a Franke stainless steel sink and mixer tap along with superb contrasting Calacatta gold shimmer worktops, under and over cupboard LED plinth lighting. A beautiful porcelain tiled floor extends into the family living and dining area that in turn has bi-folding doors opening to the lovely terrace and garden.

The laundry room has a matching range of units again with Calacatta gold shimmer work surfaces, an integrated washing machine and tumble dryer plus a single Franke stainless steel sink.

An elegant drawing room is so very well proportioned having a contemporary electric fire wall suite and double French style doors opening to the terrace and garden.

In addition is a very attractive dining room and a separate, spacious study.

The impressive first floor gallery landing leads to five double bedrooms, all of which have wardrobes (four of which are walk-in) and all have the benefit of their own luxury en suites with Utopia furniture, chrome accessories and exquisite half tiled walls. There is Karndean flooring and both baths and showers to the en-suites for bedrooms one and two.

The property is situated off an exclusive small shared private drive with its own particularly long drive capable of parking numerous vehicles giving access to the double garage having electric remote operated doors. The paths, patios and terrace are laid with natural slabs and both the front and rear gardens have been landscaped and turfed. There is also an outside tap.

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 rail stations - City 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 take only approximately one hour and twenty minutes. The nearby M6 toll provides direct access into the national motorway network.

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, SkyQ, Smart TV and BT phone point. Sky link leads are installed so other rooms are capable of viewing Sky.

Multi room audio system to the lounge and family room.

A security intruder alarm system is fitted along with hardwired CCTV.

Front and rear flood lamps and external coach lamps to the front, rear and side.

**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:** Traditional

**Parking:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Underfloor heating to all ground floor from a heat source pump and radiators to first floor (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See above

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 not yet allocated

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

**Our Ref:** JGA/03032025

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.

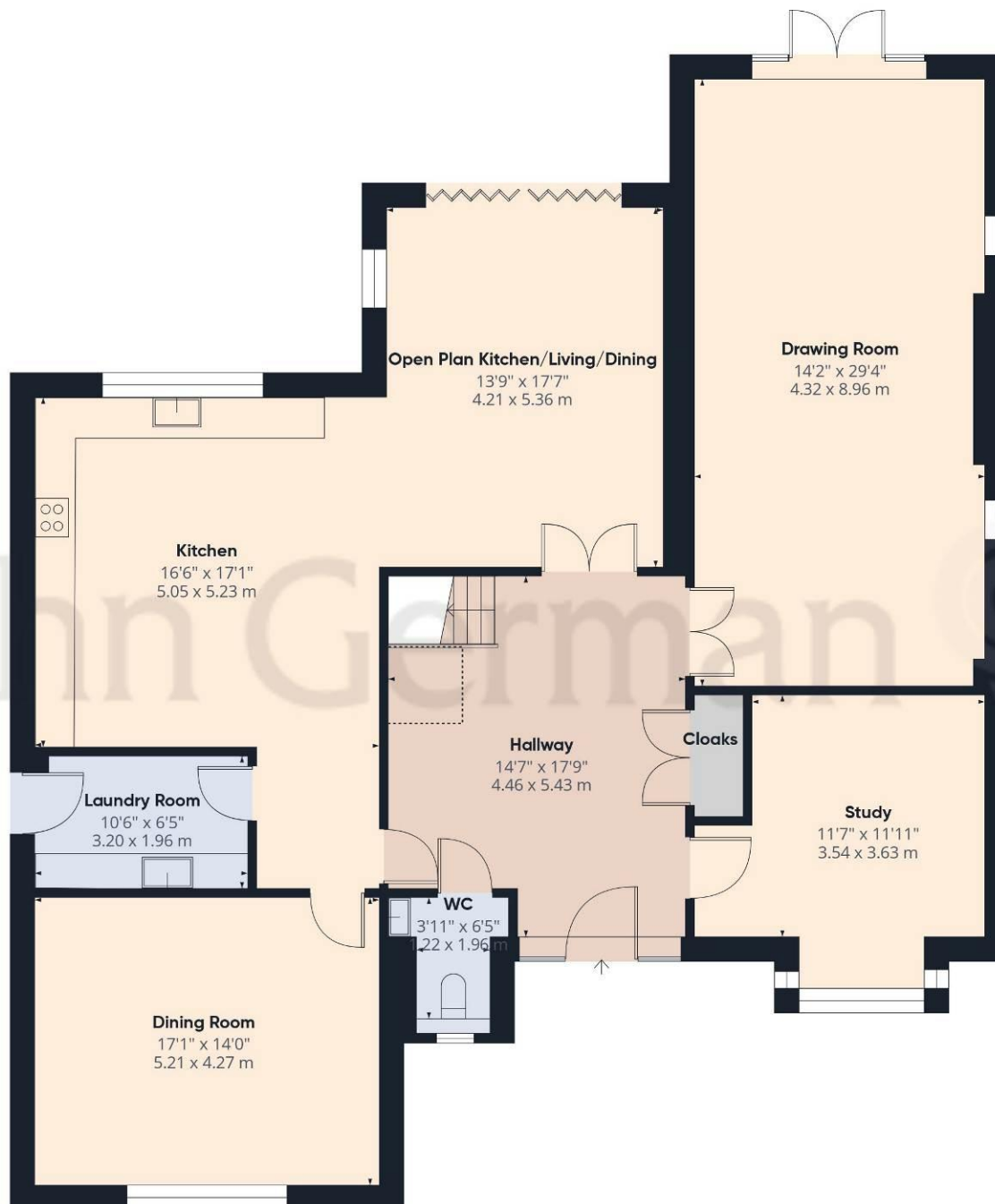
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











Ground Floor Building 1

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

1786 ft<sup>2</sup>

165.9 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

1674 ft<sup>2</sup>

155.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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