

Gaiafields Road

Lichfield, WS13 7LT

John 
German





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Offers in the region of £850,000

A superbly renovated detached family home situated on one of Lichfield's most sought after roads just a stones throw away from the city centre.



This stunning three/four bedroom detached family home is situated on Gaiafields Road, one of Lichfield's most desirable address's given its close proximity to the historic cathedral, beautiful Beacon Park and city Centre. Lichfield's city centre is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road. When looking to purchase your new home, often a quiet location with a good choice of local schools is a key factor and this property falls within the catchment area of Chadsmead Primary Academy and for secondary school, the catchment is The Friary School.

Internally the property comprises of a porch side entrance with door opening into the hallway with large tiled flooring, spotlights to the ceiling, oak style doors leading off to the ground floor accommodation, comprising of living room, guest cloakroom, utility, versatile ground floor bedroom, dining hall and the open plan kitchen/dining/living space.

The heart of the home is the impressive open plan kitchen/dining/living space with a stunning tiled flooring, led spotlights to the ceiling, window to the side aspect, a beautifully designed fitted kitchen with an extensive range of matching wall and base units and French doors leading out to the rear garden.

Upstairs you have three double bedrooms, bedroom two also benefits from its own en-suite shower room and there is a separate family shower room. The master suite has a dressing room, luxury en-suite bathroom and a Juliet balcony overlooking the rear garden.

Outside to the front of the property, is a driveway providing off-road parking for up to two vehicles and to the rear is a extensive rear garden.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

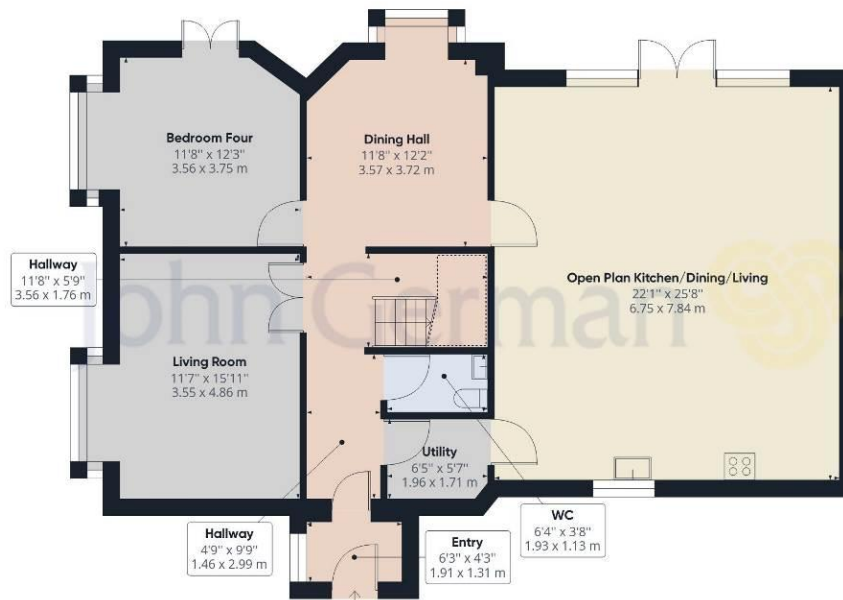
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA06102023

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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2145.50 ft²

199.32 m²

Reduced headroom

99.29 ft²

9.22 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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.

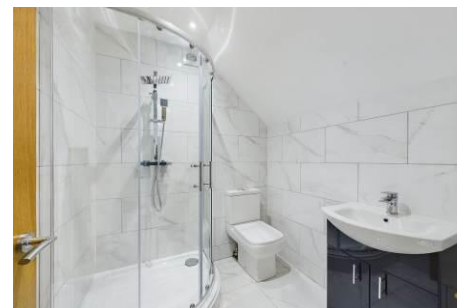
Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
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JohnGerman.co.uk Sales and Lettings Agent



