

# Gaia Lane

Lichfield, WS13 7LW

John   
German






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£795,000

A photograph of a well-maintained garden. In the foreground, there is a paved patio area with a round table and four chairs. A large, light-colored patio umbrella stands over the seating. To the left, a colorful, abstract sculpture of an elephant is visible. The garden is surrounded by tall, dense hedges and various trees and plants. The sky is bright with some clouds.

A highly individual and charming detached residence which provides flexibly arranged accommodation over three floors. Situated in one of the most sought after roads in Lichfield, enjoying views of the Bishop's house and cathedral spires and only a short walk to the city centre via the cathedral and Minster Pool.

The ground floor has an entrance vestibule, and off which leads a double bedroom having recessed hanging space and the benefit of an en suite which is attractively appointed comprising shower, wash basin with integrated drawer beneath and WC. There is a study with built in cupboard, stairs rise to the first floor landing and a personal door directly into the double garage and utility room. The utility room has space and provision for domestic appliances, sink and drainer and cupboards.

On the first floor, the landing has a cupboard and door into an elegant, dual aspect drawing room enjoying delightful views of the bishop's house and cathedral, a superb stone fireplace with cast gas burner and a door leading to a wrought iron balcony. The separate dining room has stairs rising to the second floor. The kitchen has a range of bespoke units with granite work surfaces, Belfast style ceramic one and half bowl sink and drainer, and a leisure range oven. There is a stable style outer door and an arch to a delightful sitting room which is dual aspect having a bay window directly overlooking the rear garden. The shower room comprises shower, WC and wash basin set into an integrated modern unit with cupboard beneath.

The second floor landing has a walk in built in cupboard and off which leads three bedrooms and a bathroom comprising bath with chrome mixer tap and shower, WC, twin wash basins with integrated cupboards beneath and tiled splashbacks.

Outside, there is a generous sized drive which gives access to the garage and steps up to the split level rear garden which has a lawned area, established borders, and a further attractively presented area which enjoys views towards Lichfield Cathedral spires. There is also an additional lower-level gated area.

The cathedral city of Lichfield in addition to its beautiful cathedral, Minster and Stowe Pools and Beacon Park, has an excellent range of restaurants, bars and eateries. It also has the benefit of an intercity railway station which gives excellent links to Birmingham city centre stopping at Sutton Coldfield and other suburban hols. Trent Valley railway station has excellent services operating to London Euston and the M6 toll provides direct links into the national motorway network.

**Agents note:**

- The property is situated within a conservation area.
- The extensions were carried out many years ago and prior to our client's ownership so our client doesn't have any records appertaining to these.
- The Land Registry document refers to charges and a copy of the register is available upon request.

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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 F

**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)

**Our Ref:** JGA/14062024

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.



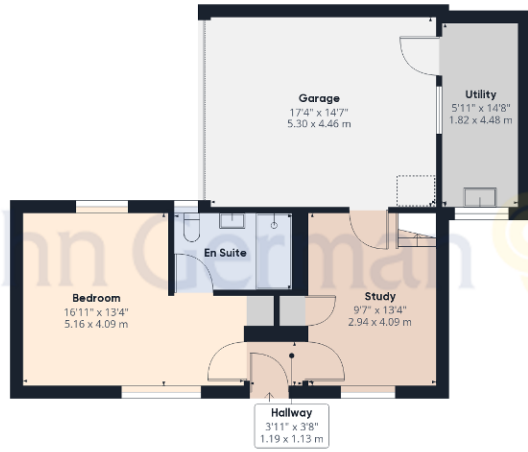




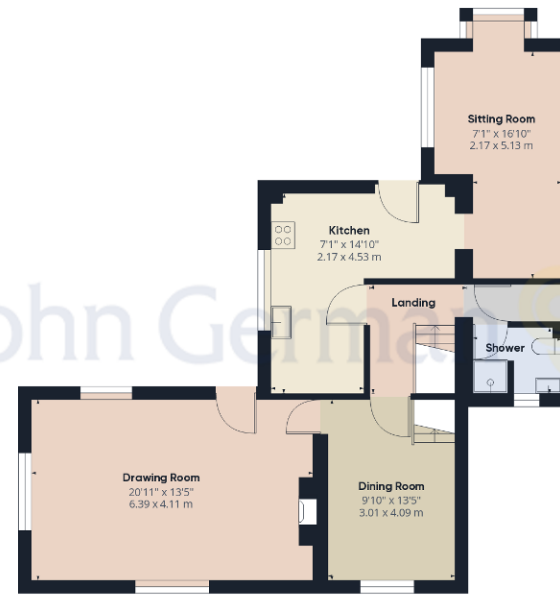








Ground Floor



Floor 1



Floor 2

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

2185.83 ft<sup>2</sup>


203.07 m<sup>2</sup>

Reduced headroom

24.67 ft<sup>2</sup>

2.29 m<sup>2</sup>

(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		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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