

# Gaiafields Road

Lichfield, WS13 7LT

John German



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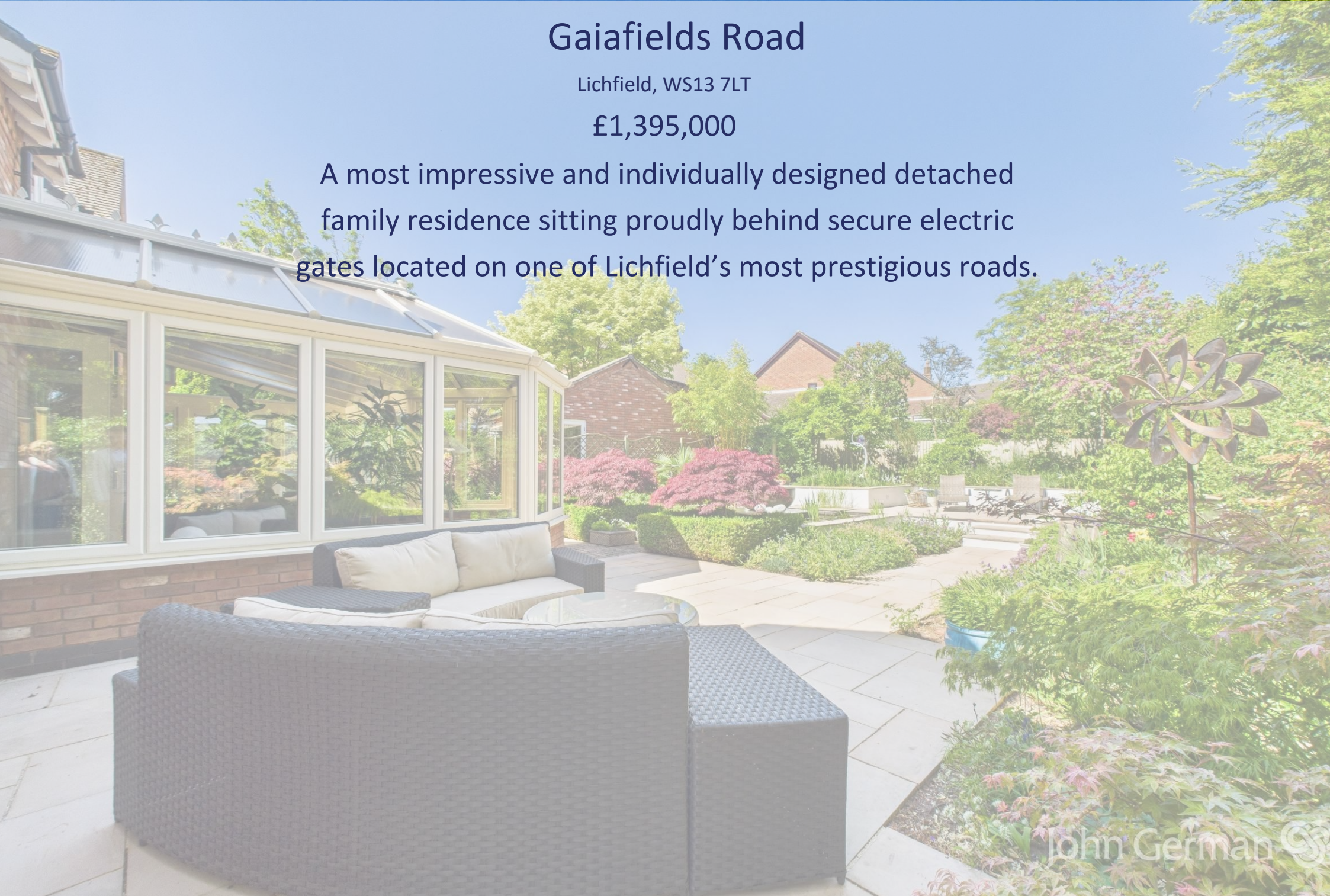


# Gaiafields Road

Lichfield, WS13 7LT

£1,395,000

A most impressive and individually designed detached family residence sitting proudly behind secure electric gates located on one of Lichfield's most prestigious roads.



Located on one of Lichfield's most exclusive roads is this executive five bedroom detached family home offering generous accommodation spread over two floors spanning over 3,150 square feet. It has the benefit from offering living options both upstairs and downstairs, Neville Johnson fitted furniture, underfloor heating to both floors and a versatile layout suitable for a range of needs.

The location of this home is particularly special being within close proximity of the Cathedral and just a stone's throw from Stowe Pool. The city centre itself hosts a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations. For local schooling, this property falls into the catchment area for Chadsmead Primary Academy and for secondary school its The Friary School located off Eastern Avenue in Lichfield.

The property sits proudly behind secure electric entry gates providing ample off-road parking for various vehicles along with a detached double garage with an electric operated door along with power and lighting.

Internally the property begins with an impressive entrance hallway with oak doors and skirting, oak stairs to the first floor, a useful understairs storage cupboard, ceiling spotlights and Travertine Marble tiled flooring.

There is a versatile ground floor fifth bedroom which is of a generous double size complete with its own en-suite shower room. It offers great versatility for multi-generational living with older relatives but could also be used as a fourth reception room if required.

There is a brilliant office that would be perfect for those looking to work from home or again offers the flexibility as an additional sitting/family room.

The formal living room overlooks the front and has both wall and ceiling light points, a gas fire and bespoke wooden storage units. Double doors open into the dining room with both wall and ceiling light points, French doors leading out to the rear garden and a door opening into the breakfast kitchen.

In many ways, the heart of the home is the impressive breakfast kitchen with an extensive range of matching wall and base units with granite worksurfaces over, tiled splashbacks, a range of integrated kitchen appliances, a separate island plus space for both a freestanding range style cooker and an American style fridge/freezer. There are spotlights to the ceiling, Travertine Marble tiled flooring, bi-folding doors into the conservatory and two doors returning to the hallway.

Off the kitchen the useful utility room has a range of base units, space and plumbing for a washing machine and tumble dryer, the wall mounted boiler, a ceiling light point, and a window and door to the rear.

The spacious conservatory has Travertine Marble tiled flooring and two sets of French doors opening out to the rear garden.

Upstairs there is a beautiful galleried landing with two front facing windows and a useful airing cupboard. The impressive master bedroom has the luxury of its own dressing room and en suite shower room.

There are three further excellent sized bedrooms, two of which have their own en suites together with the stunning family bathroom.

Outside to the rear of the property is the most stunning landscaped garden complete with an abundance of plants, trees and shrubs, garden pond with water feature, various patio seating areas and much more!

**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

**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 G

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

**Our Ref:** JGA/23052025

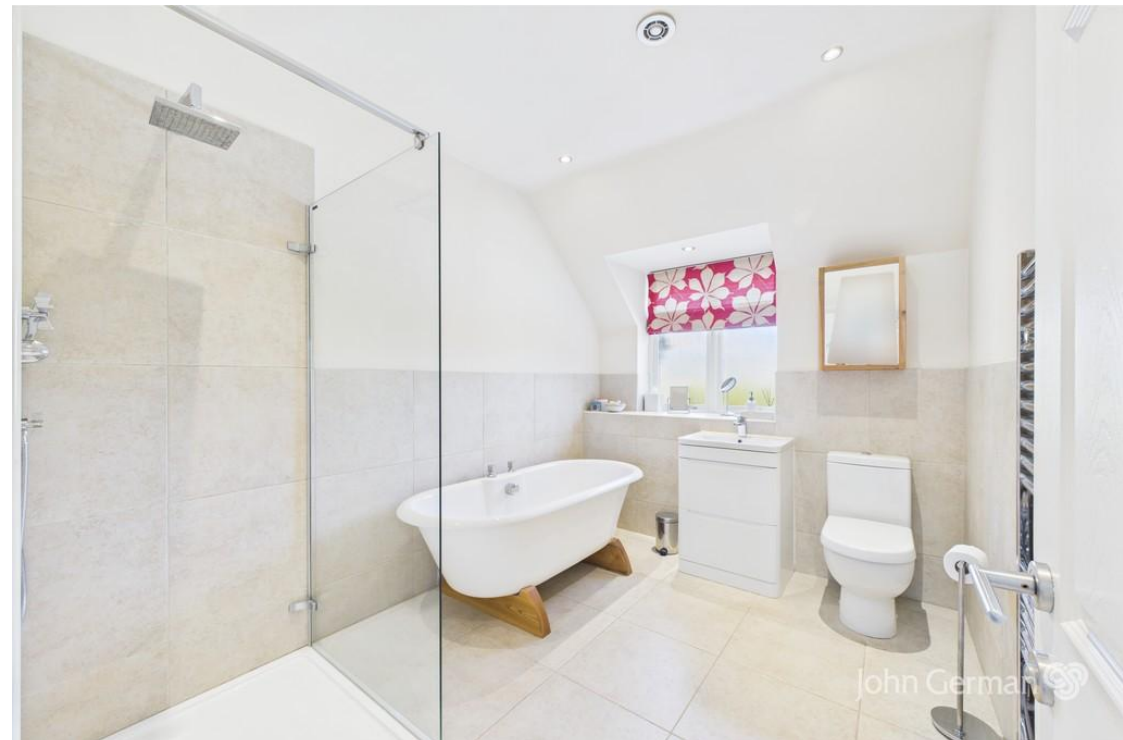
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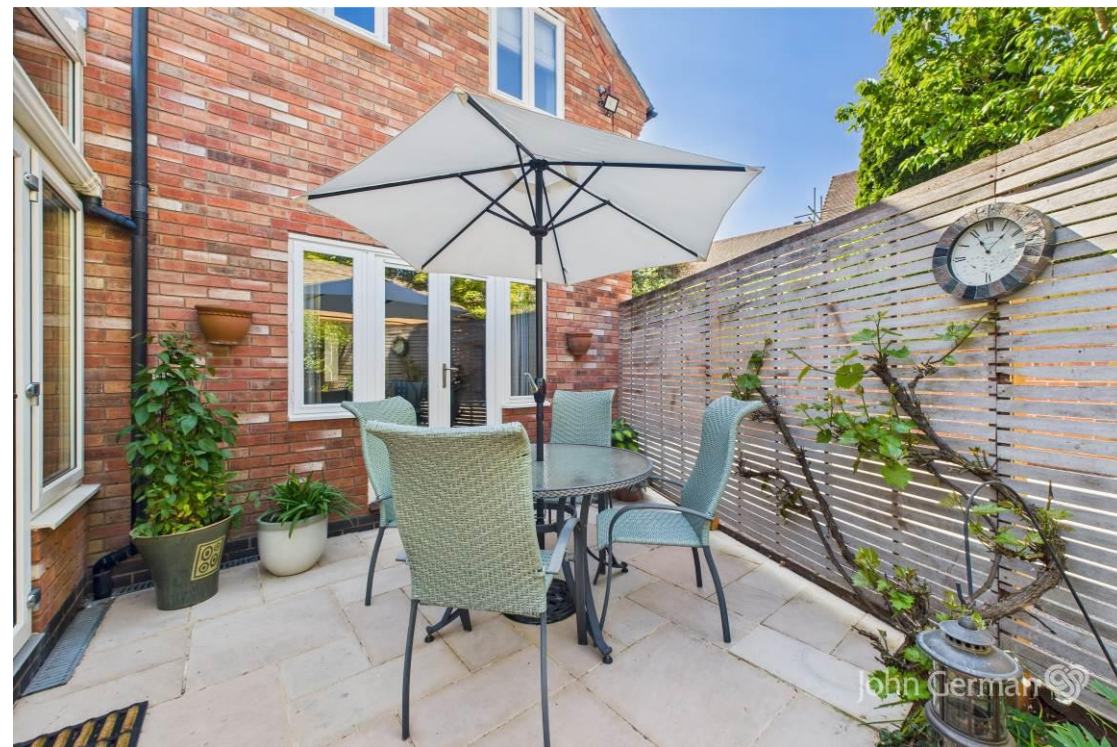
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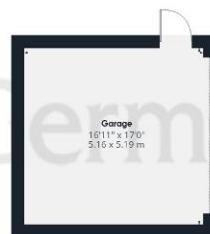




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

3448 ft<sup>2</sup>

320.2 m<sup>2</sup>

(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 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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## Agents' Notes

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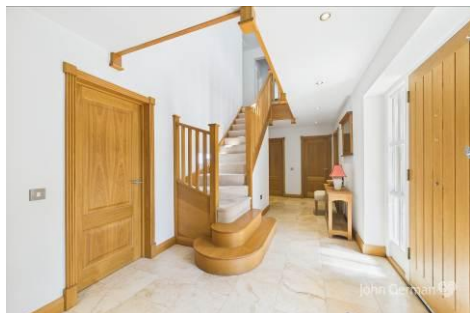
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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