



96 Gaia Lane
Lichfield, WS13 7LS



MARK BENTLEY
ESTATE AGENT



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Lichfield, WS13 7LS

A very well located three bedroom freehold detached home with through lounge/sitting room, separate dining room, breakfast kitchen, side garage and attractive gardens.

Walking distance of the centre of Lichfield

Planning permission obtained to extend the property to create extra accommodation if required

This attractive freehold detached home sits on one of the most sought after roads in Lichfield within 2 minutes walk of Stowe Pool and 5 minutes walk from Lichfield Centre which offers a wide range of shops, cafés, restaurants, Garrick Theatre, Guildhall, Medieval Cathedral, University and a central Train Station plus Lichfield Trent Valley Station with services to London.

Lichfield is home to several annual festivals including Shrovetide with pancake races, summer food festivals and the Lichfield Proms. Lichfield is also home to the 70 acre Beacon Park with super children play area, pitch & put golf course, stream, formal gardens, tennis courts, playing fields and changing rooms. There is also a good range of primary schools and secondary Schools.

The current owners obtained planning permission for the property to be extended but now need to move location. Copies of the full plans are available on request or can be found on Lichfield Planning Website Ref: 22/01423/FUH.

96 Gaia Lane comprises:

Good Sized Walled Foregarden

Block paved drive providing parking space for several cars, lawn, variety of shrubs, hedging and brick boundary wall with wrought iron railings.





Ground Floor

Enclosed Entrance Porch

Double glazed entrance door and side panels, tiled floor and door to guest cloakroom and door to the Reception Hall.

Guest Cloakroom

WC, wash basin, radiator and window facing front.

Reception Hall

Radiator, stairs to first floor, arch to the dining room and door to:



Front Sitting Room

Radiator, double glazed bay window facing front with fitted shutters and large opening to:

Lounge

Feature fireplace with wooden surround, marble backplate and fitted gas fire, radiator and window overlooking the rear garden with sliding door to the patio and fitted shutters.

Dining Room

Radiator, alcove, double glazed window with fitted shutters overlooking the rear garden and arch to:

Breakfast Kitchen

Good range of fitted base cupboards and drawers with long work surfaces over, matching fitted wall cupboard, space for cooker, washing machine, tumble dryer, dishwasher and ample room for breakfast table and chairs, radiator, tiled floor, Baxi gas fired central heating boiler, radiator, double glazed window overlooking the rear garden and door to the garden.

First Floor

Landing

Hatch to loft area, double glazed window facing front and doors to the 3 bedrooms, shower room and separate WC.





Bedroom 1

Radiator and double glazed window with fitted shutters facing front.

Bedroom 2

Fitted vanity unit with wash basin and cupboard under, radiator and double glazed window with fitted shutters overlooking the rear garden.

Bedroom 3

Radiator and double glazed window with fitted shutters overlooking the rear garden.

Shower Room

Large shower cubicle with Mira shower fitting, vanity unit with wash basin and cupboard under, radiator, full height wall tiling and window facing side.

Separate WC

WC, radiator and window facing side.

Outside

Garage

Up and over door.

South East Facing Rear Garden

Two paved patio's, pebbled flower beds, good sized lawn, a variety of shrubs, garden shed, side gate to the foregarden and boundary fencing.

General Information

Tenure : 96 Gaia Lane is Freehold

Council Tax Band: D

Services: All mains services are connected.

Broadband: Standard, Fast & Ultra fast broadband available.

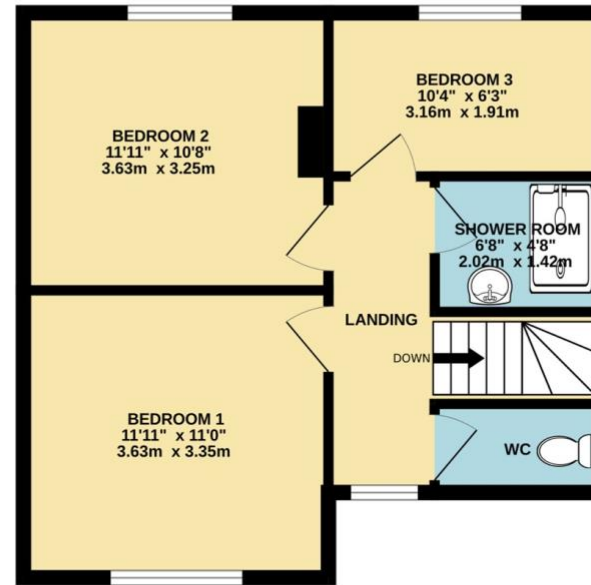
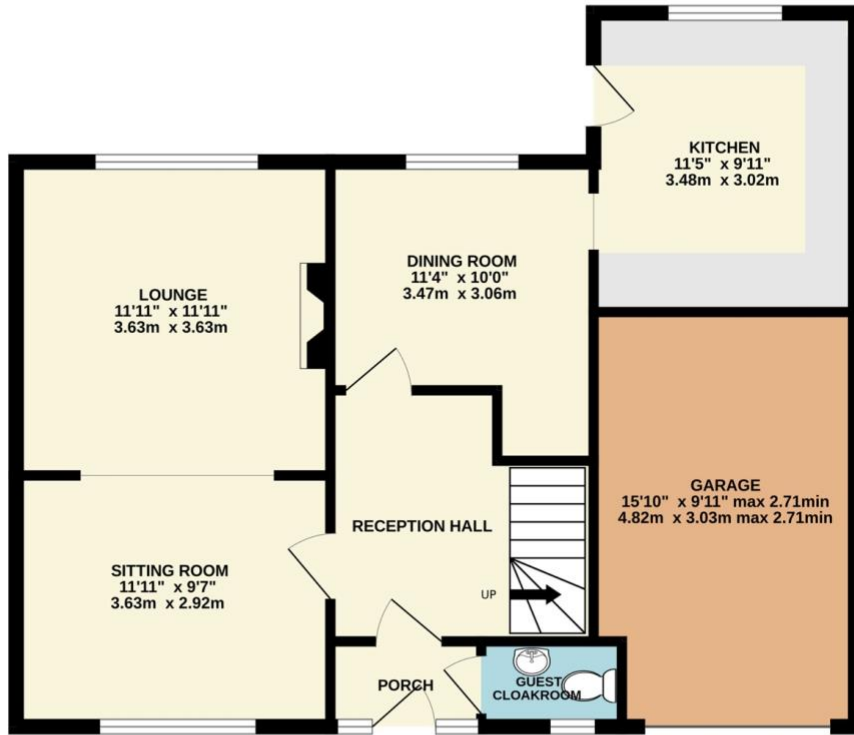
Viewing: To book a viewing appointment call **0121 353 6212** or **07768 035065** or email: **mark.bentley@exp.uk.com**





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.