

Gaia Lane
Lichfield, WS13 7LS

John German



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Offers over £550,000

An attractive and spacious Edwardian semi-detached family home located within the prestigious Gaia Lane conservation area.

An extremely exciting opportunity to acquire a delightful Edwardian semi-detached family home in one of Lichfield's most sought-after areas. Nestled in the heart of the conservation district of Gaia Lane, this attractive family home still retains several of its lovely original features perfectly blended by modern décor and internal finishes. It is perfectly positioned to take advantage of all that Lichfield has to offer with delightful walks around Stowe Pool leading to the city centre itself, with its range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters there are two train stations - Lichfield City Station and Lichfield Trent Valley that offer services to London, Manchester, Birmingham and many more. The nearby A38 provides access to the A50 and M6 Toll and for families, the property lies in the catchment areas of St. Chad's CofE Primary School and The Friary Secondary School.

The property boasts a wealth of original features including cornice and picture rails, Minton-tiling, period fireplaces and much more combining the best features of its period with the modern conveniences expected of the 21st century and all wrapped up in a classically decorated interior that cannot fail to impress. The property is spacious and very well designed throughout complemented externally by a substantially sized traditional rear garden with the added benefit of a home studio/office perfect for those looking to work from home.

Accommodation - An entrance door leads to the entrance lobby with Minton tiled floor and a half glazed inner door leading to the reception hall with further matching Minton flooring, cast iron traditional style radiator, stairs to first floor landing, high level corniced ceiling and original pine panelled doors throughout.

The light and inviting living room has a large bay window to the front aspect, feature vertical radiator and a traditional fireplace surround with granite hearth housing a cast iron multi burner stove, perfect for those cosy winter nights. Open plan access leads to the adjacent dining room which has been decorated to seamlessly match the lounge including a matching fireplace surround with cast iron and tiled inner frame, granite hearth and gas coal fire, cast iron radiator, sash window and useful under stairs cloaks cupboard.

The tastefully appointed kitchen has a comprehensive range of ivory toned panel fronted base, wall and drawer units with hardwood block worktops, tiled splashbacks, enamel one and a half bowl sink unit and mixer tap, Rangemaster style cooker, extractor hood, integrated dishwasher, fridge, tiled floor plus a door and window to side. Leading off is an inner lobby having a further range of matching storage cupboards, tiled flooring, and doors off into the study area and guest cloakroom/utility. The utility room and guest's WC has a matching range of base and wall units, worktops, floor tiling, space for a washing machine and tumble dryer, sash side window, boiler, low level WC and a wash hand basin.

The study area leads into a family room which is a versatile additional reception room enjoying access to and views of the lovely rear garden, two side facing windows, a fireplace opening with potential for a log burner plus a vertical radiator.

On the first floor the master bedroom is an excellent sized room with a front facing bay window and additional window, two built in wardrobes, original period fireplace with tiled cheeks and hearth. The other two bedrooms are both generously sized double rooms and all are served by the family bathroom that has been refitted to a modern standard with floor to ceiling tiles, bath with rainfall shower over, low level WC, wash hand basin, bathroom cabinet, mirror and spotlights to the ceiling.

Outside - The house stands slightly elevated from pavement height and has a brick front wall that retains a lawned fore garden with shrubby borders and steps to the front entrance. The rear garden is of generous traditional size and like the house, is very well presented and enjoys a high degree of privacy and maturity. It includes an extensive patio, well-kept lawn, a wealth of shrubs and plants. The superb home office/studio has bi-folding doors, a separate storage area along with a fantastic studio space ideal for those looking to work from home.

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. The property is located within a conservation area.

Property construction: Traditional **Parking:** On road **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

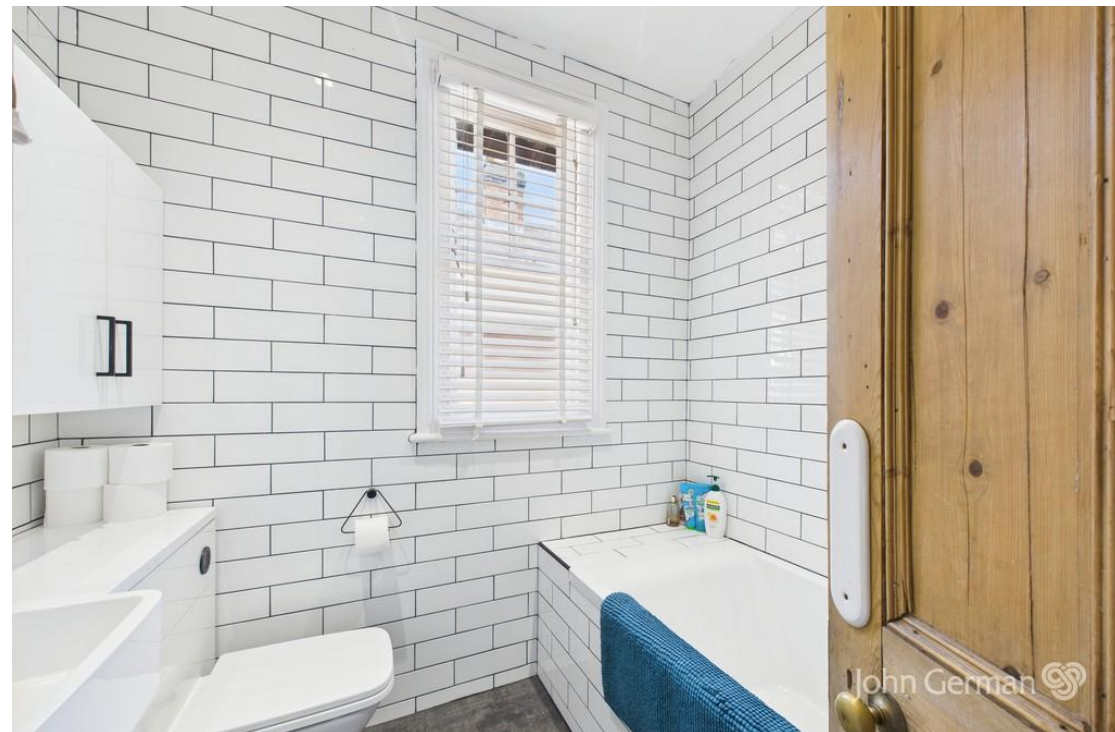
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable 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 E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1569 ft²

145.7 m²

(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.

GIRAFFE360



Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16052025

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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 1st 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.

Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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