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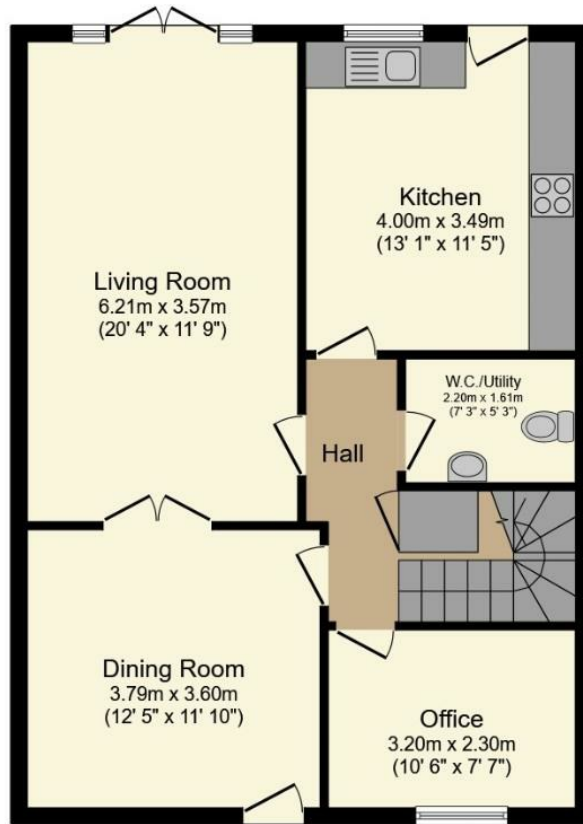
77 Gaia Lane, Lichfield, WS13 7LS

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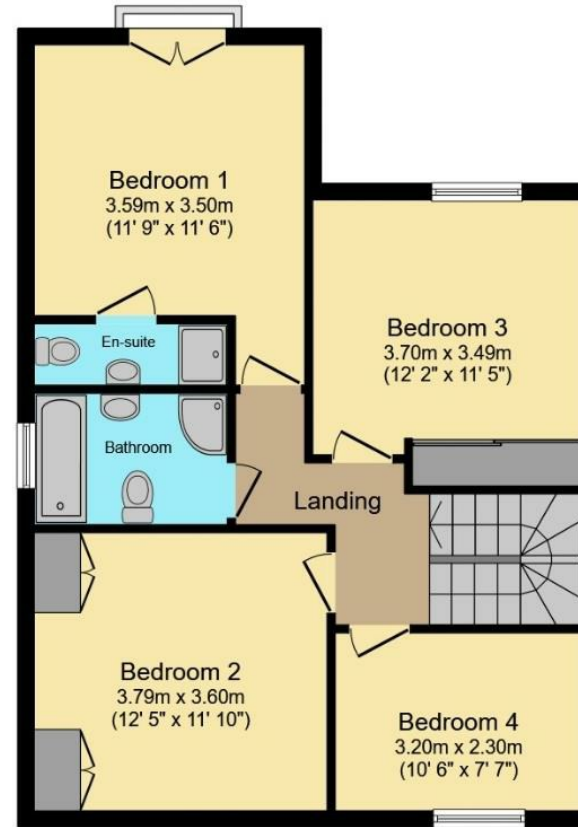
Offers In Excess Of £800,000

a rare opportunity to acquire one of the most delightful and charming properties in a sought after area of Lichfield, offering easy access into the city centre as well as being centrally located for schools, transport links and all other amenities. This immaculately presented family home dates back to the 1890's and offers character with original fireplaces, high ceilings and walled boundaries to the front. The real show stopper at 77 Gaia Lane is the rear garden, beautifully maintained and perfect for entertaining with its generous terrace. The accommodation briefly comprises; Living Room, Dining Room, Inner Hallway, Breakfast Kitchen, Office/Playroom, Utility/WC and Store. First Floor Landing, Generous Master Bedroom with Juliette Balcony over looking the garden and an En-suite, Three Further Double Bedrooms and a Family Bathroom. Gardens to the front and side, Driveway Parking and a GARAGE. Viewings are by appointment only. EPC RATING - D

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Ground Floor



First Floor

Total floor area 133.3 sq.m. (1,435 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	77
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Dining Room

accessed via a timber front entrance door and having an original ornate fireplace with a timber mantle. Ceiling light point, decorative picture rail, radiator and a UPVC double-glazed window with fitted shutters to the front aspect. Door into the Inner Hallway and double doors into the

Living Room

a wonderful bright and spacious room with French doors leading out onto the rear garden terrace. Having a stone effect fireplace with an inset gas fire and a granite hearth. Inset ceiling spotlights, two radiators and two UPVC double-glazed windows to the side aspect. Door into the

Inner Hallway

having inset ceiling spotlights, tiled floor and stairs to the first floor. Door into the

Store

with steps down and having light & power

Breakfast Kitchen

having a range of wall and base units with granite work surfaces, co-ordinating upstands and an inset stainless steel sink and a half with counter top drainer. Electric oven, gas hob with extractor hood and an integrated under counter fridge. Inset ceiling spotlights, ceiling light point, radiator, tiled floor, UPVC double-glazed window overlooking the rear and a timber door giving access into the garden

Office/Playroom

having two wall light fittings, radiator and a UPVC double-glazed window with fitted shutters to the front aspect

Utility and Guest WC

having wall and base units for storage with roll top work surface and appliance space for a washing machine and tumble dryer. There is a semi-pedestal hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlights, extractor fan, wall mounted central heating boiler, radiator and wood effect flooring

First Floor Landing

accessed via a return flight staircase with high ceilings and a window overlooking the side aspect providing plenty of natural light. Inset ceiling spotlights, two wall light fittings and access to the loft space

Master Bedroom

a fabulously generous, bright room having inset ceiling spotlights, two radiators and UPVC double-glazed French doors to the Juliette balcony overlooking the rear garden. Door into the

Ensuite

having a fully tiled walk-in shower enclosure with a mains powered over head rainfall fitment, semi pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, chrome towel radiator and a tiled floor

Bedroom Two

having a feature, decorative cast iron fireplace with a tiled hearth. Benefitting from a range of fitted furniture providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window with fitted shutters to the front aspect

Bedroom Three

another double room benefitting from a double fitted wardrobe. Inset ceiling spotlights, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Four

having an original feature fireplace with a tiled hearth. Ceiling light point, decorative picture rail, radiator and a UPVC double-glazed window with fitted shutters to the front aspect

Family Bathroom

having a contemporary four piece suite comprising of a tiled bath with chrome mixer tap, walk in corner shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, chrome towel radiator, wood effect flooring and a UPVC double-glazed window to the side aspect

Outside

the front of the property stands proud in its plot and is set back and elevated from the road, surrounded by lawn to the front and side with a wall and hedge boundary providing privacy whilst a timber pedestrian gate and steps provide access. There is a block paved driveway for off-road parking which in turn leads to the garage, accessed via double timber


doors and having light and power.

the immaculately maintained, generous rear garden is brimming with character and charm from the manicured lawn to the well stocked-well established borders providing bursts of colour. The extensive block paved terrace provides the ultimate place for family dining, entertaining friends or just relaxing in your own tranquil setting. Further, there are the useful parts such as the outside water tap, two storage sheds, a greenhouse, door into the rear of the garage and a pedestrian gate giving you access to the front

AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

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(92 plus) A		
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<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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