

Gaiafields Road

Lichfield, Staffordshire, WS13 7LT

John 
German





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£495,000

A fabulous 1930's traditional semi detached house located in arguably one of the best residential areas of Lichfield within a walking distance of Stowe Pool, Lichfield Cathedral and the city centre amenities.

Approached from Bulldog Lane or Beecroft Avenue, Gaiafields Road is a very established and must respected area with a pleasing mixture of traditional and modern houses.

This property sits privately back from the roadside behind a mature hedged foregarden and offers a part glazed front entrance door that leads you into a comfortably sized reception hall with spindle balustraded stair to first floor, under stairs storage cupboard and access to the sitting room, dining room and kitchen.

The traditionally presented sitting room has a front facing bay window, additional side window, a marble and pine fireplace, ceiling beams and picture rail.

The generously sized dining room has double doors that look out and lead to the rear terrace and garden, a beamed ceiling, traditional fireplace surround and picture rail. There is a modern lift that connects to the bedroom above and this will be left in situ.

Positioned to the side and rear of the house is the kitchen and breakfast area with a range of white panel fronted storage units, worktops, sink unit, built in double oven, electric hob, space for a fridge freezer and washing machine, quarry tiled floor, rear and side aspect windows. Leading off the kitchen is a rear lobby with access to a WC.

On the first floor a substantial centre placed landing gives access to the three bedrooms and family bathroom together with ladder access to a loft storage room with skylight window and there is also a built in airing cupboard.

The front facing master bedroom has an elegant bay window, additional side window, picture rail and access to its own en suite with tiled walls and floor, quadrant shower enclosure, wash hand basin/vanity unit, low level WC plus a side facing dormer window.

Bedroom two is a lovely double sized rear garden facing room with a bay window and bedroom three would make a smaller double guest room or child's single room.

Conveniently placed for all bedrooms, the family bathroom is a good sized double window room with partial tiling and a three piece suite to include bath, wash hand basin and low level WC.

Outside a single garage has an electric roller shutter front door, rear double doors, gas fired central heating and hot water boiler plus electric light and power. There is driveway parking in front of the garage with path that leads around to the front main entrance door together with a lawned foregarden with box ornamental hedging and a privately high hedged front boundary and mature rhododendrons.

A gated side entrance leads to the substantially sized rear garden which has a raised terrace and steps leading down to the lawn with a wealth of established shrubs, perennials and screening plants that help to provide a good degree of maturity and privacy.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

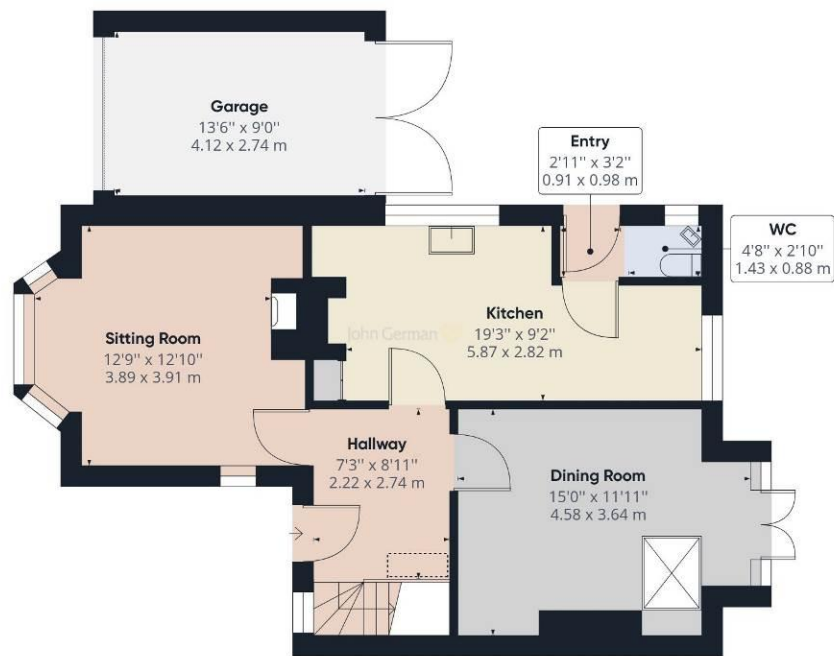
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07062023

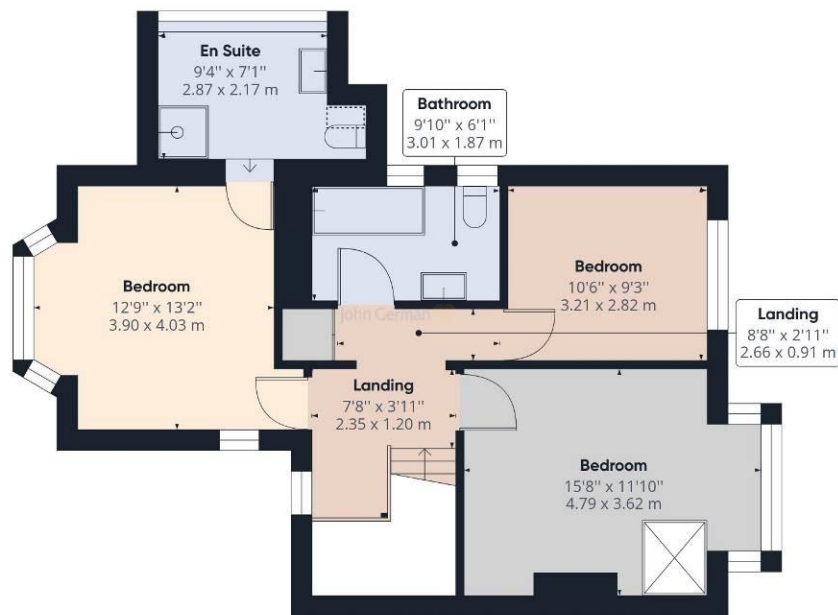
Local Authority/Tax Band: Lichfield District Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1377.80 ft²
128.00 m²

Reduced headroom

6.23 ft²
0.58 m²

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



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