

Gaia Lane  
Lichfield, WS13 7LW

John  
German





# Gaia Lane

Lichfield, WS13 7LW

Auction Guide Price £425,000

**FOR SALE BY AUCTION THURSDAY 31<sup>ST</sup> AUGUST 2023 10:00AM**

This executive detached family home is situated on one of Lichfield's most desirable roads and is being offered to the market for sale via auction.



An exciting project for its new owners to acquire this executive detached family home, situated on one of Lichfield's most exclusive roads within close proximity of the cathedral and just a stone's throw from Stowe Pool. The cathedral city of Lichfield 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.

This executive detached home is being offered to the market for sale via auction and whilst does require modernisation, it offers superb potential for vast improvement to create a superb family home in a highly sought after location. The property comprises entrance porch, entrance hallway with carpeted flooring and doors off into the three reception rooms, kitchen and guest WC. There is a large dual aspect living room with a front facing window, carpeted flooring and to the rear UPVC double glazed sliding doors opening out onto the rear garden. The second reception room is a generously proportioned dining room with a UPVC double glazed window to the front aspect, carpeted flooring and serving hatch into the kitchen. The third reception room is a superb versatile space ideal as a family room/playroom or even a study for those looking to work from home. The breakfast kitchen is fitted with a matching range of wall and base units with an inset stainless steel sink with chrome mixer tap over and tiled splashbacks, four ring electric hob with extractor hood above and a built in double oven. There is a separate utility room, a door leading into the garage and two downstairs WCs. Upstairs there are four generous sized bedrooms, all with fitted storage and the master bedroom benefitting from its own en-suite bathroom. The family shower room is fitted with a low level flush WC, wash-hand basin, fully tiled walls and flooring, chrome heated towel rail and a shower enclosure with mains shower.

Externally the property sits on a generous plot with large tarmac driveway to the front providing parking for several vehicles, leading to the internal double garage with electric up and over door and a large lawned front garden. To the rear of the property is a fully enclosed rear garden with a paved patio seating area, ideal for summer entertaining and a lawned garden.

Agents Notes – We have Asbestos report, drain diagram & a limited structural survey report available to view at our Lichfield office.

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

**Our Ref:** JGA/04082023

**Local Authority/ Tax Band:** Lichfield District Council / Tax Band F

#### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

#### Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide. The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

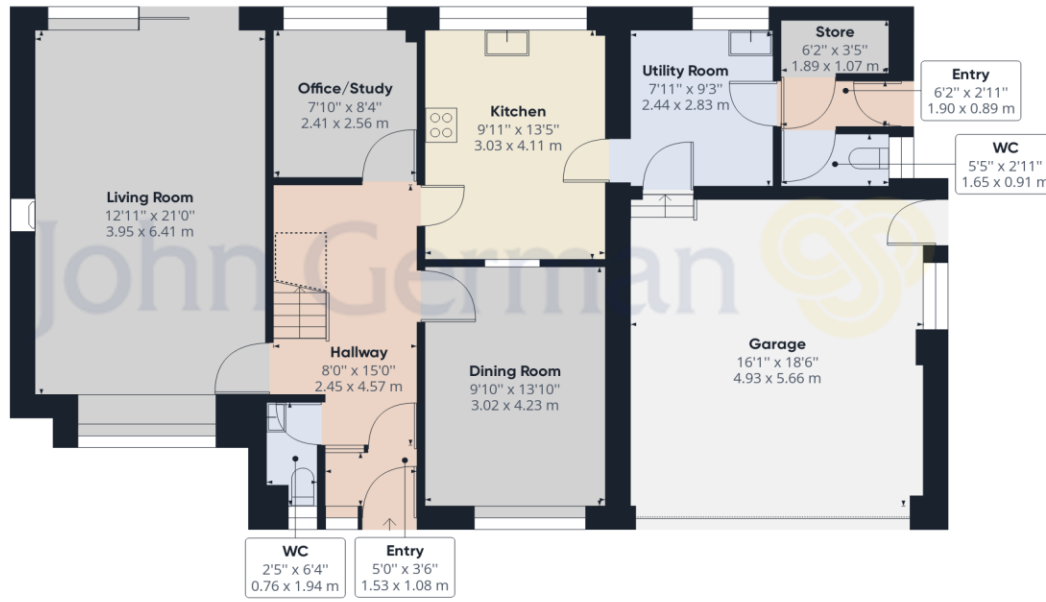
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

#### Guide Price & Reserve Price:

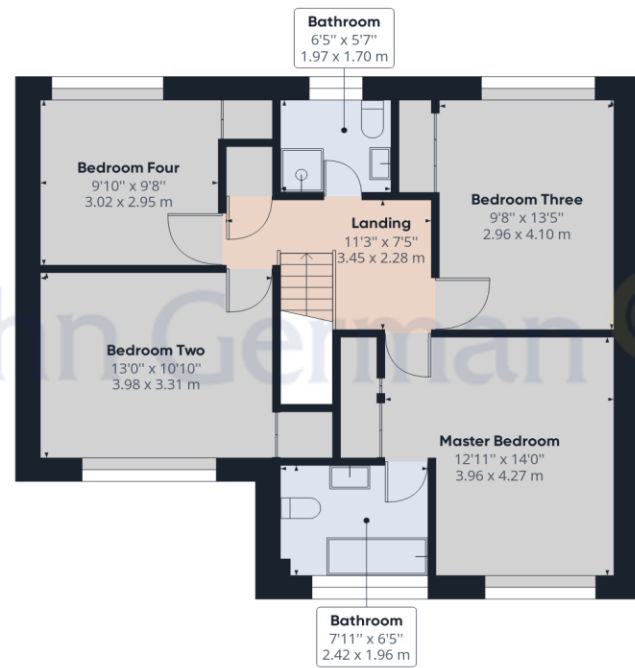
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.







Ground Floor



Floor 1

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

1973.13 ft<sup>2</sup>  
183.31 m<sup>2</sup>

**Reduced headroom**

17.15 ft<sup>2</sup>  
1.59 m<sup>2</sup>

(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.



### 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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