

# Gaia Lane

Lichfield, WS13 7LS



# Gaia Lane

Lichfield, WS13 7LS

A rare opportunity to acquire a traditional 1930's semi detached house located in one of Lichfield's most sought after areas, close to the city centre and a few minutes walk from Stowe Pool. In need of modernisation.

Arched Storm Porch, Reception Hall, Pantry/Cloaks Storage, Two Separate Reception Rooms, Kitchen, Three Bedrooms, Refitted Shower Room/w.c, Extensive Driveway, Fabulous Sized Garden.

NO UPWARD CHAIN

Positioned on the corner of Gaia Lane and The Parchments, this traditional semi detached house whilst in need of modernisation generally, offers tremendous scope (subject to planning permission) to upgrade, extend and add value. Gaia Lane is one of the most sought after addresses within the city and has a most interesting range of property types and ages, all within close proximity to the Cathedral, Stowe Pool and the city centre itself.

An early viewing is highly recommended for this property.

## Accommodation

Arched storm porch with quarry tiled floor and half glazed original door and side windows leading to the **Reception Hall** which has the stair to first floor, access to the two reception rooms, under stair **Pantry/Cloaks Storage** with shelving, side window, power point. Fitted Baxi Brazilia gas wall heater.

**Front Sitting Room** with bay window overlooking the front garden, driveway and views of Gaia Lane. Traditional tiled fireplace and hearth with fitted Cannon gas fire.

**Rear Sitting Room** with a further traditional tiled fireplace and heath with fitted Cannon gas fire, picture rail and door to rear garden.

**Modern Fitted Kitchen** with uPVC double glazed windows to rear and side and a new composite rear door. Timber finished base and wall units, work surfaces, inset acrylic sink unit and mixer tap, space for a fridge, provision for an electric cooker and washing machine.

## First Floor

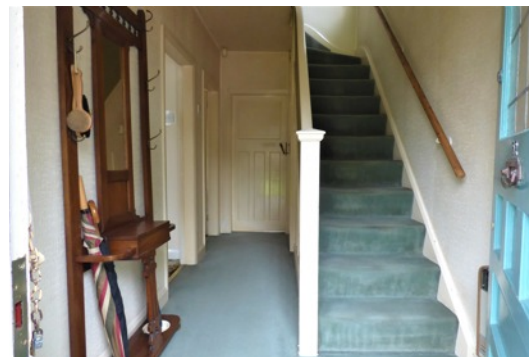
Landing with window to side, access to the loft space and bedrooms.

**Bedroom One** a front facing double room with picture rail and built in wardrobe.

**Bedroom Two** a rear facing double room with picture rail and built in wardrobe.

**Bedroom Three** a single sized front facing room with picture rail.

**Refitted Shower Room** with a white and chrome modern suite to include corner glass shower enclosure with electric shower fitting, wash hand basin, w.c, electric chrome ladder radiator, uPVC double glazed rear aspect window. **Airing cupboard** housing the hot and cold tanks, immersion heater.



### Outside

A long, part block paved driveway sits to the right hand side of the house and extends into the rear garden where it meets with an old timber garage. The front garden offers a good sized lawn with fenced and hedged boundaries.

The rear garden is of good size and has a lawned area, storage behind the garage, flower and shrub borders, an old apple tree, privately fenced boundaries.

### Please Note

Please note that this property is situated within a conservation area.

### Tenure

Freehold (Purchasers are recommended to satisfy themselves as to 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.

### Local Authority

Lichfield District Council

### Useful Websites

[www.environment-agency.gov.uk/maps](http://www.environment-agency.gov.uk/maps)

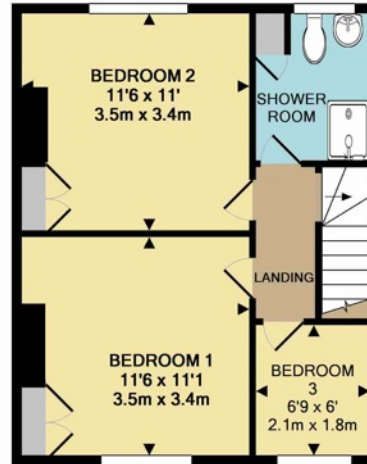
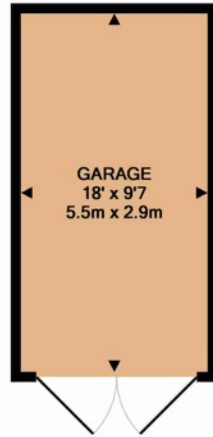
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

JGA/260717 JGC/270717 MA/KLT/Lich

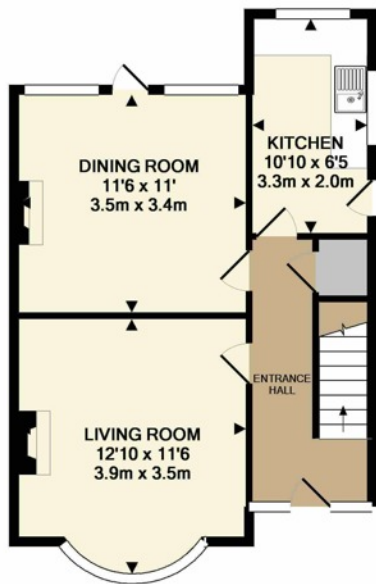


**Guide Price**

**£295,000**



1ST FLOOR



GROUND FLOOR

### Floor Plan Clause

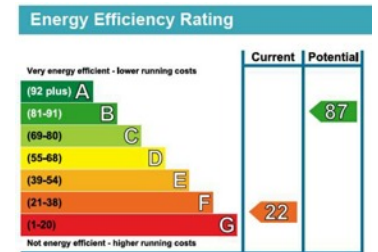
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2017

### 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 shown to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.



### John German

29 Bore Street, Lichfield  
Staffordshire WS13 6LZ

**01543 419121**

lichfield@JohnGerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | East Leake | Lichfield | Loughborough  
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent