

15 GAIAFIELDS ROAD  
LICHFIELD  
WS13 7LT

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A breathtaking five-bedroom family home finished to high specification and featuring one-bedroom annexe and studio.

Ground floor: reception hall, drawing room, sitting room, kitchen/breakfast/dining room, utility, family room, guest cloakroom.

First floor: master bedroom suite with dressing room and shower room, guest bedroom with en-suite shower room, three additional bedrooms, family bathroom.

Outside: integral garage, block-paved gated driveway, detached annexe (comprising hallway, sitting room, kitchen, bathroom, and bedroom six), detached studio, sizeable shed with rear WC & washroom, spacious rear garden with patio and lawned area.

Approximate gross internal floor area 3,829 square feet (356 square metres). EPC rating B.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

## Situation

The property is situated in the centre of Lichfield, on one of the most prestigious roads in the city, with easy access to the area's many facilities and the road and rail links which connect the region's towns and cities. Lichfield itself has an extensive range of shops while the choice of restaurants, cafes, bars and pubs is equally wide. You're well served for leisure too, with sports centres offering activities such as swimming, squash, tennis, and football. Within 20 miles or so are attractions as diverse as the Birmingham and Fazeley Canal, Calke Abbey, The National Memorial Arboretum and Chasewater steam railway.

Schooling in the area includes SS Peter and Paul Catholic Primary School, Chadsmead Primary Academy, Willows Primary, The Friary, and King Edward VI are just a few of the local schools with excellent reputations. Purchasers are advised to check with the local council for up to date school catchment areas.

The nearby A461 links to both the A5 and A38, with direct access to the central motorway network and there's a regular rails service from Lichfield into Birmingham New Street, from where you can get trains to London Euston as well.

## Distances

Sutton Coldfield 9.0 miles  
Birmingham 17.7 miles  
Solihull 25.1 miles  
M42 13.4 miles  
M6 Toll (T1) 3.9 miles  
Birmingham International/NEC 20.9 miles  
(Distances approximate)

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## Description of Property

This stunning property is located on one of the most prestigious roads in Lichfield and is approached via the block-paved driveway with sliding electric gates with intercom by Noble Gates.

The porch entrance with Turhaus aluminium front door leads into the welcoming reception hallway with Karndean feature herringbone floor detailing which leads on to the main reception areas.

The drawing room is located towards the front of the home and features a bay window and fireplace surround. The sitting room is located next to the drawing room and features a further space for relaxing and unwinding with family and friends.

Leading on from here is a guest cloakroom on the right and then the reception hallway leads into the breathtaking kitchen/breakfast/dining area with family room further on. The bespoke Laura Ashley kitchen features a beautiful French Grey island complemented by Platinum wall and floor units and various floor to ceiling cupboards, ensuring plenty of storage space. The kitchen further features beautiful brass cabinet door handles and a double Villeroy & Boch Belfast sink, as well as a five-ring gas hob with extractor above, and breakfast bar. There are various high-quality built-in appliances

including an integrated Neff dishwasher, two Neff hide and slide ovens, Neff built-in compact oven (microwave), Neff warming drawer, and AEG wine cooler, as well as integrated tall fridge and freezer units. A further feature is the beautiful Karndean herringbone flooring. There is ample space for a dining area. Sliding doors lead out to the rear patio and double doors lead on into the family room, which is a spacious area ideal for entertaining and relaxing. Shuco sliding and bi-fold doors from here lead to the rear garden.

A utility is located just off the kitchen and features space for a washing machine and tumble dryer as well as a further sink, storage space, and access to the garage. The side of the property can also be accessed from here. A boiler & CCTV cupboard completes the ground-floor accommodation.

The spacious first-floor landing leads to the master bedroom suite at the rear of the home. The suite, with rear outlook, features a dressing room with built-in wardrobes and beautiful shower room with his-and-hers wash basins, walk-in shower, and freestanding bath in front of a feature wall with skylight above.

The first floor also features a guest bedroom with en-suite shower room and three further bedrooms. A family bathroom with separate bath and shower, featuring black high-gloss tiling, completes the first-floor accommodation and features beautiful light grey floor tiling.

## Gardens and Grounds

The property features a spacious driveway and integral garage, offering parking space for multiple vehicles.

The rear of the property features a patio and lawned area ideal for use in warmer weather and accessible from the kitchen and the family room. The property also boasts an annexe at the end of the garden, comprising a hallway, sitting room, kitchen, bathroom, and bedroom six.

The property further features a studio in the garden, ideal for use as a home gym or office, and a large shed with rear WC and washroom.

## Further Features

- Worcester system boiler & tank with 10-year manufacturer's warranty
- Hikvision CCTV
- Electric car charger isolator
- 10-year LABC warranty

## Services

We understand that mains, gas, water, and electricity are connected.

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## Directions

From the agent's office at 8 High Street, Sutton Coldfield, take the Tamworth Road towards Lichfield. At the roundabout, take the first exit onto London Road then at the second roundabout take the second exit to stay on London Road. Continue onto Upper St John Street. At the roundabout take the third exit onto Swan Road. Continue onto Bird Street and then Beacon Street. Turn right onto Anson Avenue. Take the third exit on the roundabout to Beecroft Avenue. Continue onto Gaiafields Road.





**Terms**

Tenure: Freehold

Local authority: Lichfield District Council

Tax band: G

**Viewings**

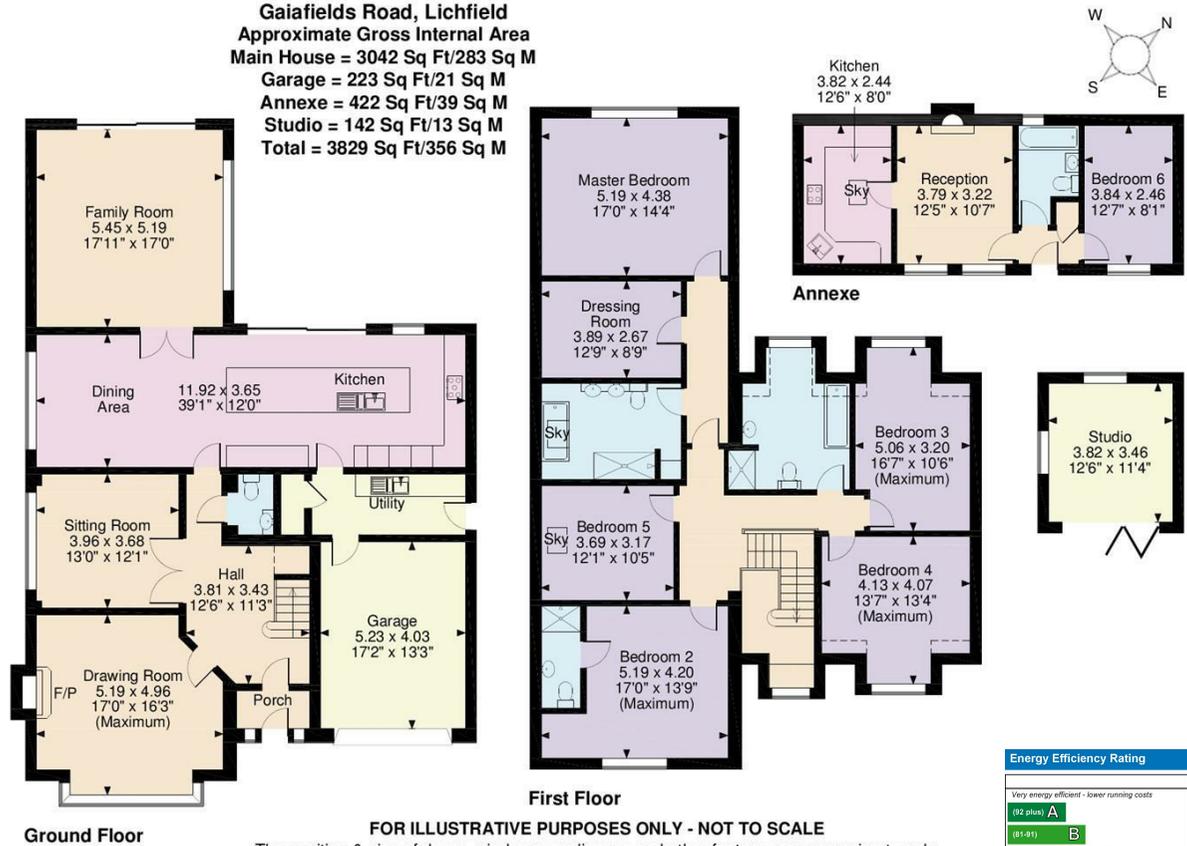
All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

**Disclaimer - Important Notice**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Particulars dated November 2020  
Photographs taken November 2020

**Gaiafields Road, Lichfield**  
**Approximate Gross Internal Area**  
**Main House = 3042 Sq Ft/283 Sq M**  
**Garage = 223 Sq Ft/21 Sq M**  
**Annexe = 422 Sq Ft/39 Sq M**  
**Studio = 142 Sq Ft/13 Sq M**  
**Total = 3829 Sq Ft/356 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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