



22 Gaia Lane, Lichfield, Staffordshire, WS13 7LW

Bill Tandy

and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 22 Gaia Lane, Lichfield, Staffordshire , WS13 7LW

# £495,000

Bill Tandy and Co are delighted in offering for sale this superbly presented semi-detached house located on one of Lichfield most sought after roads and within walking distance to the City centre. The property which is offered with the benefit of no upward chain enjoys a modern interior whilst enjoying a cathedral view to rear. The property, which needs to be viewed to be appreciated comprises a reception hall, generous size L-shaped lounge/dining room, modern breakfast kitchen, useful and versatile study or optional fourth bedroom, utility room and ground floor w.c. To the first floor is a newly improved shower room and three generous size bedrooms. The property is approached via a shared approach with parking to front, garage and garden to rear. No chain.



### LOCATION

The property is superbly located on the highly sought after road of Gaia Lane, only a short distance away from the cathedral city centre of Lichfield. Lichfield provides superb access for commuters with rail access to London, Manchester and Birmingham whilst the city centre itself offers various thriving bars and restaurants which includes the Michelin starred restaurant Upstairs by Tom Shepherd. Facilities include the award winning Beacon Park, Lichfield cathedral and the Cathedral private school and road links including the M6 toll, A5, A38 and M6.

### CANOPY PORCH

leads to the double glazed composite front entrance door which opens to:

### RECEPTION HALL

having stairs to first floor with under stairs storage recess, radiator and doors open to:

### 'L' SHAPED LOUNGE/DINING ROOM

6.95m max x 4.82m max (22' 10" max x 15' 10" max) having double glazed walk-in bay window having door to rear garden, further double glazed diamond shaped bow window, radiator and feature fireplace having a marble style hearth and inset, wooden surround with mantel above and housing an electric flame effect fire.

### BREAKFAST KITCHEN

5.70m x 2.56m (18' 8" x 8' 5") having two double glazed windows to both sides, light lantern skylight, radiator, spotlighting to ceiling, cream Shaker style units comprising base cupboards and drawers with round edge work tops above, wall mounted units, tiled splashback surround, built-in double oven and grill, hob with extractor fan above, integrated dishwasher and integrated fridge/freezer. Door opens to:



### UTILITY ROOM

2.62m x 2.50m max (8' 7" x 8' 2" max) having door to side pathway, round edge work top with inset sink providing space below for washing machine and tumble dryer and door opens to:

### GROUND FLOOR W.C.

having obscure double glazed window to side and low flush W.C.

### STUDY/BEDROOM FOUR

3.01m x 2.15m (9' 11" x 7' 1") this versatile ground floor room could be used as a study or bedroom having double glazed window to front, radiator and built-in shelving.

### FIRST FLOOR LANDING

having generously sized airing cupboard, loft access and doors open to:

### BEDROOM ONE

4.95m max x 3.62m (16' 3" max x 11' 11") a generously sized bedroom having double glazed windows to rear and side, fitted wardrobe and radiator.

### BEDROOM TWO

3.16m max x 3.10m (10' 4" max x 10' 2") having double glazed window to rear, built-in wardrobe and radiator.



### BEDROOM THREE

4.67m x 2.13m (15' 4" x 7' 0") having double glazed window to front, radiator and wardrobe.

### RE-FITTED SHOWER ROOM

superbly improved and having an obscure double glazed window to side, contemporary suite comprising vanity unit with inset wash hand basin, tiled splashback surround with mosaic border, low flush W.C. and generously sized shower enclosure with glass screens and shower appliance over, chrome towel rail and spotlighting.

### OUTSIDE

To the front of the property is a shared access between this one and the neighbouring property offering a block paved drive with access to garage, front entrance door and gate to side. Set to the rear of the property is a paved patio space, flower bed borders, shaped lawn, mature hedging, feature wall and fenced surround and stunning views of the cathedral spires.

### GARAGE

4.78m x 2.78m (15' 8" x 9' 1") approached via an electric roller shutter door and having window to side and light and power supply.



### COUNCIL TAX

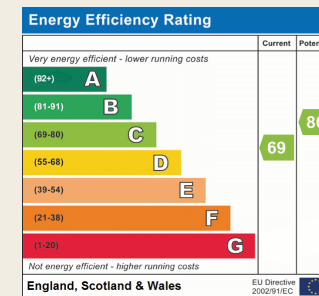
Band E.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

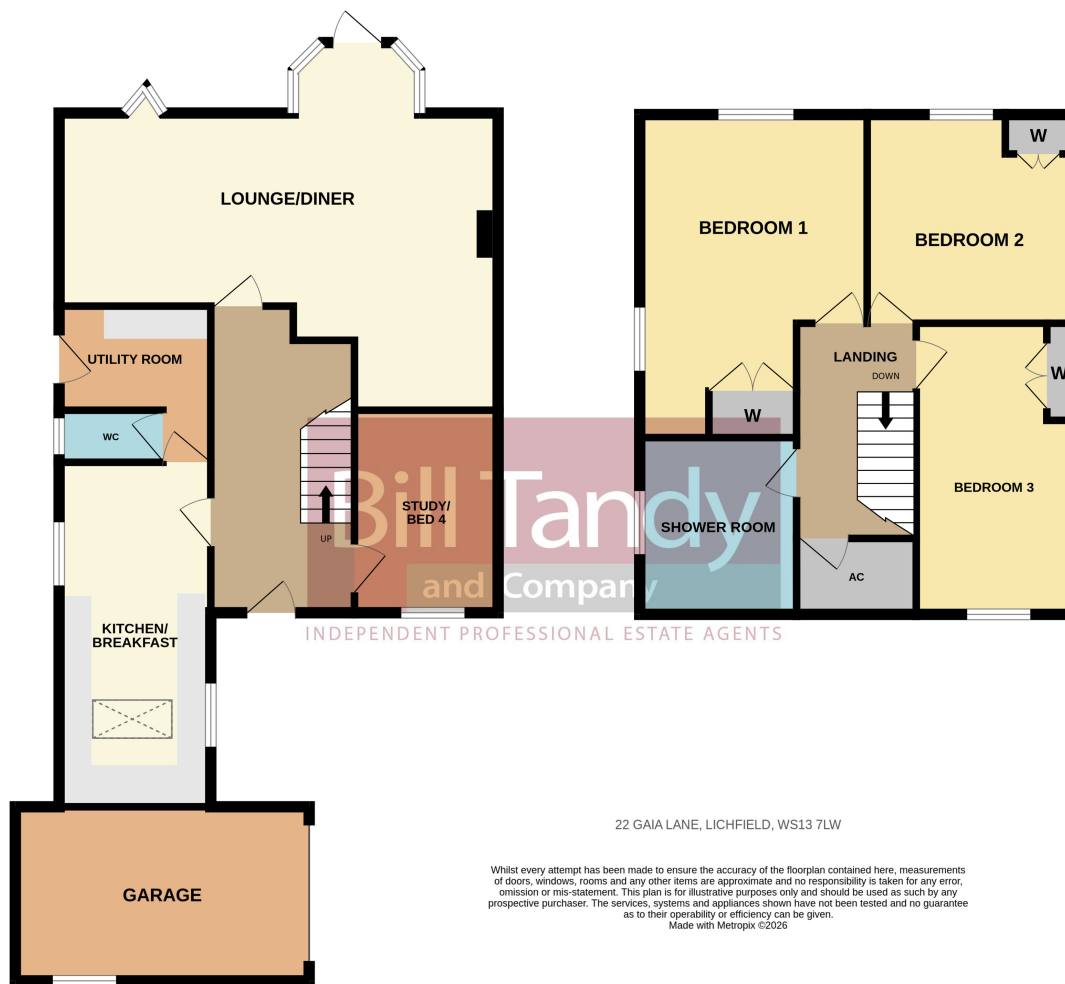
### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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