



Ewell House 116 Gaia Lane, Lichfield, Staffordshire, WS13

7LS

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## Ewell House 116 Gaia Lane, Lichfield, Staffordshire, WS13 7LS

# £675,000

Without doubt one of Lichfield's most highly sought after residential addresses, this stunning traditional family home on Gaia Lane offers an outstanding accommodation layout. Behind its most attractive period facade the property boasts three good reception rooms and four double bedrooms, with a superb family breakfast kitchen, bathroom and en suite. Opportunities to purchase within this Conservation Area are relatively scarce, and this unusually generously proportioned property is a particular delight. Just minutes walk from Lichfield city centre amenities and close to the cathedral, this truly is an opportunity not to be missed. To fully appreciate the stylish accommodation, which has an abundance of charm and character at every turn, an early viewing would be strongly recommended.



### TILED CANOPY PORCH

having traditional wall lantern and leaded obscure glazed entrance door opening to:

### RECEPTION HALL

having stairs leading off, Minton tiled floor, coved cornice, radiator and door to:

### GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin with tiled splashback and radiator.

### FAMILY SITTING ROOM

4.28m x 4.12m (14' 1" x 13' 6") having a traditional natural wood fire surround with inset cast-iron grate and tiled hearth, stylish double glazed walk-in bay window to front, coved cornice and dado rail surround, radiator, wall light points and door to:

### STUDY/PLAYROOM

3.53m x 3.5m (11' 7" x 11' 6") having feature woodblock parquet flooring, traditional fireplace with inset cast-iron grate and tiled hearth flanked by storage shelves and cupboard, window to front, double French doors opening out to the rear garden, picture rail surround and double radiator.

### DINING ROOM

4.28m x 3.65m (14' 0" x 11' 9") again having an attractive traditional fireplace with tiled hearth and open grate with tiled inserts, window to front, double radiator and picture rail surround.



### FABULOUS EXTENDED BREAKFAST KITCHEN

5.29m x 4.24m (17' 4" x 13' 11") stylishly fitted with generous work top space incorporating an enamel butler style sink unit with swan neck mixer tap, base and wall mounted storage cupboards and drawers, space for range type cooker, co-ordinated tiled splashback, integrated dishwasher, fridge and freezer each with matching fascia doors, pelmet lighting, extractor hood, concealed Baxi gas central heating boiler, central island unit with breakfast bar overhang and additional cupboard and drawer space, feature dresser style unit with glazed shelving, ceramic floor tiling, radiator, sealed unit double glazed double French doors out to the rear garden, low energy downlighters, radiator and opening through to:

### LAUNDRY

having space and plumbing for washing machine and tumble dryer, space for fridge/freezer and door down to a CELLAR.

### FIRST FLOOR LANDING

approached via stairs with a spindle balustrade and having radiator, obscure glazed window to rear and loft access hatch with pulldown ladder to a generous boarded loft area.



### BEDROOM ONE

3.52m x 3.47m (11' 7" x 11' 5") having fitted wardrobes, window to front with double French doors opening to a wrought-iron BALCONY to the rear, radiator and access to independent loft space.

### EN SUITE SHOWER ROOM

stylishly fitted having a shower cubicle with metro style tiling and glass blocks with thermostatic drencher shower, vanity unit with inset wash hand basin and W.C. and useful cupboard space, low energy downlighters and obscure glazed window to side.

### BEDROOM TWO

4.27m x 3.65m (14' 0" x 12' 0") having replacement double glazed window to front, radiator, traditional cast-iron fireplace and picture rail surround.

### BEDROOM THREE

4.28m x 3.24m (14' 1" x 10' 8") having window to rear, traditional cast-iron fireplace and radiator.

### BEDROOM FOUR

4.27m x 2.36m (14' 0" x 7' 9") having replacement double glazed window to front, radiator and picture rail.



### FAMILY BATHROOM

having panelled bath with mixer tap, pedestal wash hand basin, close coupled W.C., built-in airing cupboard with linen shelving, heated towel rail/radiator, metro style tiling, downlighters and extractor fan.

### OUTSIDE

The property is set back off the road with a block paved driveway providing parking for a couple of cars with wrought-iron and brick boundary, a side entrance leading to the rear and a shrubbery foregarden. To the rear of the property is a mature garden, set to lawn with brick paved patio seating area, fenced perimeters, further flagstone sun patio, hardstanding for shed, external lighting and useful cold water tap.

### COUNCIL TAX

Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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.

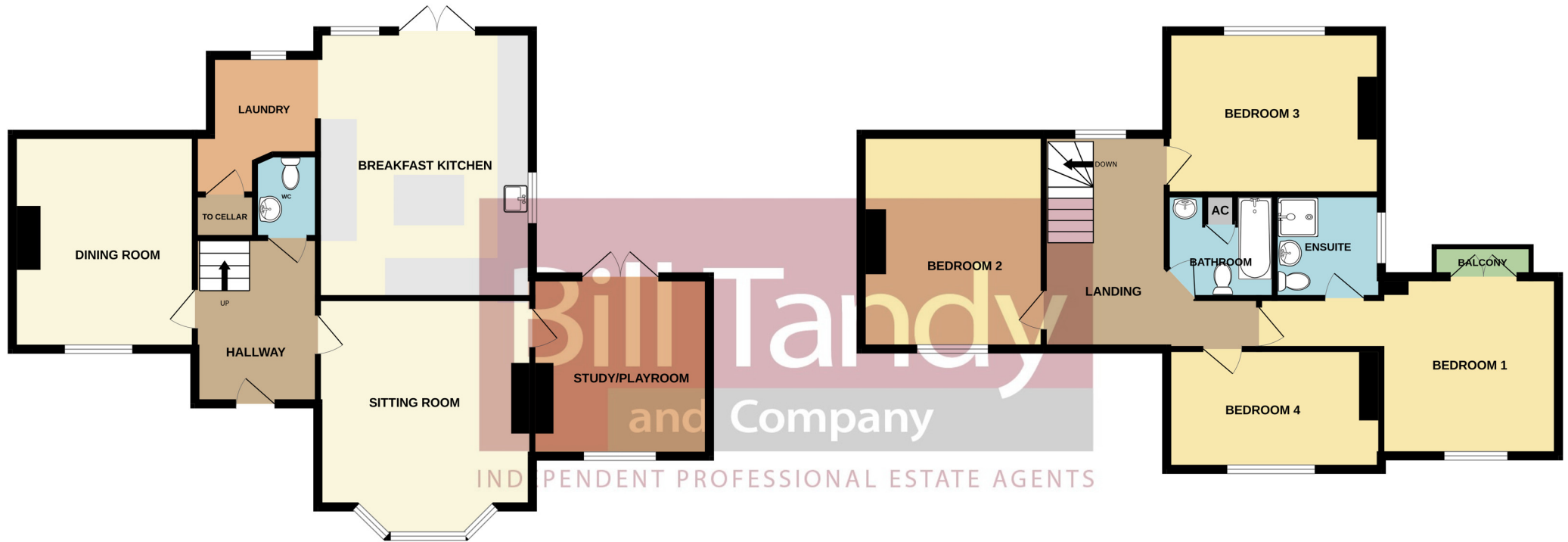
### VIEWING

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



EWELL HOUSE, 116 GAIA LANE, LICHFIELD WS13 7LS

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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