



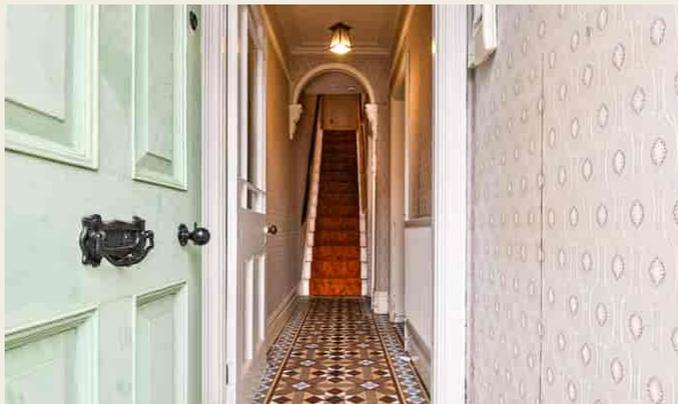
108 Gaia Lane, Lichfield, Staffordshire, WS13 7LS

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

**108 Gaia Lane, Lichfield,  
Staffordshire, WS13 7LS**

**£395,000**

An extremely rare opportunity to acquire a delightful Edwardian semi detached family home in one of Lichfield's most sought after areas. Nestled with in the heart of the Conservation District of Gaia Lane, this splendid property offers enormous scope and potential requiring some general modernisation and refurbishment throughout. Still retaining some lovely original features including the Minton tiled floor in the hallway the property has enormous potential throughout. Perfectly positioned to take advantage of all that Lichfield has to offer with delightful walks around Stowe Pool leading to the city centre itself, this very desirable home is available with the benefit of no upward chain and the potential for an early completion. An early viewing would be highly recommended.



#### **ENTRANCE VESTIBULE**

having Minton tiled floor and inner obscure glazed entrance door opening to:

#### **RECEPTION HALL**

having a continuation of the Minton tiled floor, radiator, coved cornice and stairs leading off.

#### **SITTING ROOM**

4.52m max into bay x 3.58m (14' 10" max into bay x 11' 9") having traditional sash bay window to front, coved cornice to ceiling, double radiator and gas fire.

#### **DINING ROOM**

3.90m x 3.71m (12' 10" x 12' 2") having double radiator, sash window to rear, gas fire, coving and useful under stairs storage cupboard.

#### **KITCHEN**

4.12m x 3.13m (13' 6" x 10' 3") having tiled work tops with base storage cupboards and drawers, wall mounted storage cupboards, double bowl sink unit with mixer tap, breakfast table, double radiator, door to outside, sash window to side, wall mounted gas central heating boiler with timer, electric oven and four ring gas hob, tiled floor and door to a walk-in PANTRY with light, power, shelving and an obscure glazed window to rear.

#### **FIRST FLOOR LANDING**

having spindle balustrade, loft access hatch and radiator.

#### **BEDROOM ONE**

4.74m x 4.52m max into bay (15' 7" x 14' 10" max into bay) having sash bay window to front with further sash window to same, two radiators and built-in cupboard.

#### **BEDROOM TWO**

3.90m x 2.91m (12' 10" x 9' 7") having sash window to rear, traditional cast-iron fireplace, radiator and picture rail.



#### **BEDROOM THREE**

4.00m x 3.10m (13' 1" x 10' 2") having double glazed sash window to rear, traditional cast-iron fireplace, radiator and airing cupboard housing a hot water cylinder and linen shelving.

#### **BATHROOM**

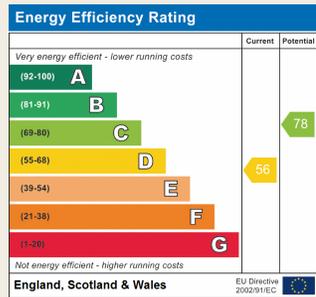
having panelled bath with Redring electric shower fitment fitted over, pedestal wash hand basin, close coupled W.C., obscure glazed sash window to side, ceramic wall tiling and shaver/light point.

#### **OUTSIDE**

The property is set back off the road with a pathway approach to the front door with dwarf walled foregarden. To the rear of the property is a good sized garden, set principally to lawn, with hedged and fenced perimeters, slabbed patio area, outdoor store and W.C.

#### **COUNCIL TAX**

Band E.



## 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.

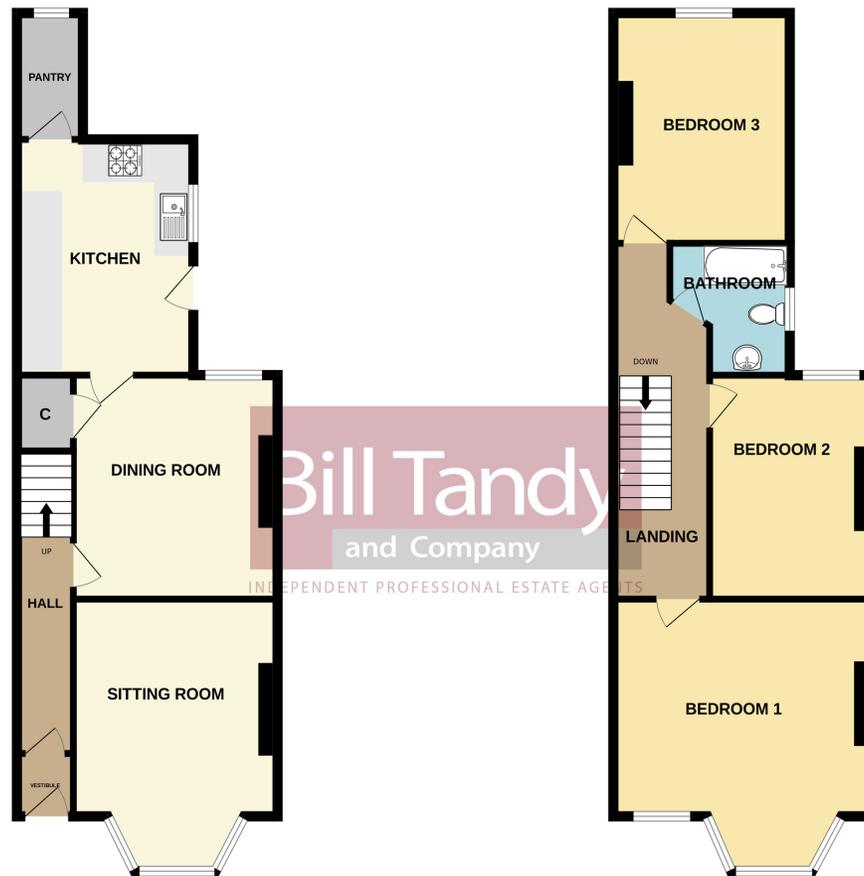
## VIEWING

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](mailto: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



108 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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