



Bill Tandy  
16 Gaiafields Road, Lichfield, Staffordshire, WS13 7LT

Bill Tandy  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 16 Gaiafields Road, Lichfield, Staffordshire, WS13 7LT

# £650,000 Offers over

Bill Tandy and Company are delighted to offer for sale this detached family home, superbly positioned on Gaiafield Road—one of Lichfield's most sought-after residential locations. Just a short distance from the historic cathedral city centre, the property enjoys a prime setting with excellent access to local amenities, schools, and transport links. The home presents a rare opportunity for buyers seeking a project, as it requires substantial improvement and renovation. However, it offers tremendous potential to create a bespoke residence in a prestigious and well-established neighbourhood. A particular highlight is the generous corner plot, which accommodates extended living space and provides parking to both the front and rear. Internally, the accommodation includes an entrance porch, hallway, guest cloakroom with laundry area, a spacious lounge, formal dining room, additional sitting room, and a breakfast kitchen. The first floor is accessed via two separate staircases, leading to four well-proportioned double bedrooms, including one with an en suite, and a main family bathroom. Externally, the property is approached via a large driveway providing access to two garages and further gardens to the front, side, and rear. To the rear, additional gated access leads to further parking and a third garage, which benefits from its own conservatory—offering flexible use or potential for conversion. This property is offered with the benefit of no upward chain, making it an ideal opportunity for those looking to secure a home with scope for transformation in a highly desirable location.



### PORCH

approached via a wooden front entrance door with glazed inserts and having quarry tiled floor and internal wooden door opens to:

### RECEPTION HALL

having stairs to first floor, radiator, under stairs storage cupboard and doors leading off to further accommodation.

### LOUNGE

3.93m into bay x 3.70m (12' 11" into bay x 12' 2") having double glazed walk-in bay window to front, radiator, gas fire with tiled hearth and exposed brick surround.

### DINING ROOM

3.65m x 3.35m (12' 0" x 11' 0") having radiator, double glazed window to side and archway to:

### SITTING ROOM

5.03m x 3.42m (16' 6" x 11' 3") having aluminium double glazed sliding patio doors to side, two double glazed windows to rear, double glazed door to side, gas fire and radiator.

### UTILITY/W.C.

1.95m x 1.79m (6' 5" x 5' 10") having obscure double glazed windows to rear and side, space for white goods and low flush W.C.

### KITCHEN

4.66m x 3.66m (15' 3" x 12' 0") having two double glazed windows to side, radiator, boiler and quarry tiled floor.

### FIRST FLOOR LANDING

having loft access and doors leading off to further accommodation.

### BEDROOM TWO

4.12m into bay x 3.67m (13' 6" into bay x 12' 0") having double glazed walk-in bay window to front, radiator and fitted bedroom furniture.

### BEDROOM THREE

3.67m x 3.69m (12' 0" x 12' 1") being dual aspect with UPVC double glazed windows to rear and side, radiator and fitted bedroom furniture.

### BEDROOM FOUR

3.65m x 3.39m (12' 0" x 11' 1") having double glazed window to rear, radiator and door to landing.



### FAMILY BATHROOM

3.37m x 2.62m (11' 1" x 8' 7") having an obscure double glazed window to front, radiator, suite comprising pedestal wash hand basin and bath and double doored airing cupboard housing tank.

### SEPERATE W.C.

Set to the side, with side window and low flush w.c.

### LANDING TWO

approached via a separate staircase from the reception hall having double glazed window to rear, storage and door to:

### BEDROOM ONE

5.30m x 4.14m max (17' 5" x 13' 7" max) this through bedroom is dual aspect having double glazed windows to front and rear, radiator and door to:

### EN SUITE BATHROOM

having an obscure double glazed window to front, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath.



### OUTSIDE

The property enjoys a superb corner position on a generously sized plot and is located on the corner of Gaiafields Road and The Charters. To the front of the property is a tarmac driveway providing parking for approximately four vehicles and leads to the double garage, there are mature trees and shrubs and a side gate leads to the rear. To the left hand side are two generously sized stores and wooden shed. The rear garden has a patio space with steps down to a lower level garden with lawn, mature trees, shrubs and garden shed. Double gates from The Charters provide access to an additional parking area within the rear garden and leading to an additional detached garage.

### DETACHED REAR GARAGE

approached via double entrance doors and having access to a rear conservatory currently used for storage and courtesy door to garden.

### GARAGE ONE

5.32m x 2.41m (17' 5" x 7' 11") approached via an up and over entrance door and having window to rear.

### GARAGE TWO

5.32m x 2.45m (17' 5" x 8' 0") approached via an up and over entrance door, window to rear and courtesy door to garden.

### COUNCIL TAX

Band F.



### FURTHER INFORMATION/SUPPLIES

Due to the works required to the property, we recommend that all purchasers make their own enquiries before legal commitment. The property has not been surveyed and no utilities or appliances have been checked or verified. We understand that the property has mains drainage, water, electricity and gas connected however our client cannot confirm if these are in working order. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### TENURE

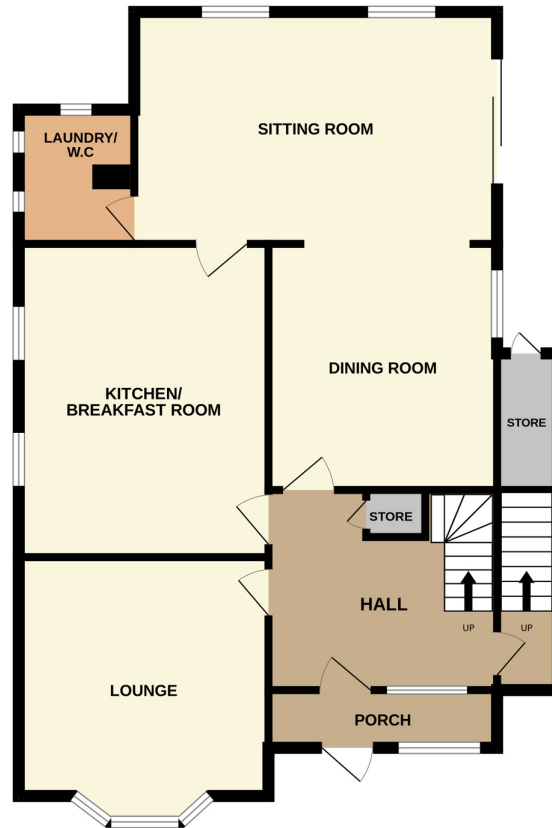
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

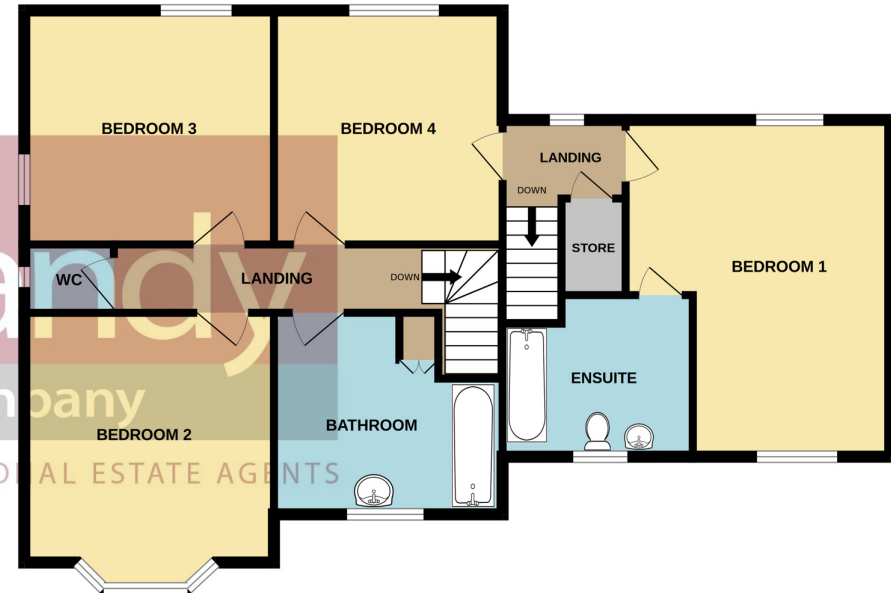
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



16 GAIAFIELDS ROAD, WS13 7LT

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.  
Made with Metropix ©2025

3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS