



96 Gaia Lane, Lichfield, WS13 7LS

 Parker
Hall

Set on a desirable road in the heart of historic Lichfield is this detached family home, benefitting from a generous garden plot, three bedrooms and excellent potential to remodel and extend (STPP). The property lies a 10 minute walk from the centre of Lichfield along a scenic route passing the famous Stowe Pool, and offers superb potential for modernisation to suit the next owners' requirements. The ground floor comprises briefly porch leading into a spacious hallway, living and dining room, a study ideal for professionals working from home, kitchen and cloakroom. The first floor is comprised of two double bedrooms, a single bedroom, bathroom and WC. Outside, the established plot is laid to lawned gardens to the front and rear, a large single garage and generous driveway providing secure parking for three vehicles. The property is serviced by mains gas central heating and full double glazing.

Set just minutes walk from the centre of Lichfield, the property is ideally placed for local amenities, schools, commuter roads and rail stations. Within a 10 minute walk is the character city centre of Lichfield, where a range of shops, cafes, restaurants and supermarkets can be found, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park. The city is well placed for convenient travel along the A515, A38, M6 Toll and M42, there are two rail stations (Trent Valley & Lichfield City) both providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham, East Midlands and Manchester are all within a comfortable drive. The property lies within a superb catchment area for Netherstowe High School in Lichfield and for those the independent Lichfield Cathedral School lies a short walk away.

- Spacious Detached Family Home
- Generous & Established Gardens
- Scope for Remodelling, Modernisation & Extending (STPP)
- Open Plan Living & Dining Room
- Study Ideal for Professionals Working from Home
- Three Bedrooms (Two Doubles)
- Bathroom & Separate WC
- Single Garage and Ample Parking
- Landscaped Gardens to Front and Rear
- Walking Distance of City Centre & Schools
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

The front door opens into a porch which in turns leads into the spacious:

Entrance Hall 2.15m x 2.78m (approx 7'0" x 9'1")

Stairs rise to the first floor and doors open into:

Living Dining Room 3.63m x 6.66m (approx 11'10" x 21'10")

With windows to the front and rear fitted with white shutters and an electric fireplace as the

centre-piece. Behind the fireplace lies a working chimney for those who desire to reopen. Leading on from the entrance hall is a:

Study/Home Office 2.55m x 3.12m (approx 8'4" x 11'2")

Having a window to the rear, fitted white shutters and ample space for an office desk, chair and further storage. Flowing through from the study is the:

Kitchen 3.03m x 3.45m (approx 9'11" x 11'3")

With a window to rear and side door to the rear gardens. The good size kitchen with tiled flooring, wooden and cream base and wall cabinets, a stainless steel sink, and space for white goods.





The staircase to the right of the front door leads to the first floor comprising:

Master Bedroom 3.35 x 3.64m (approx 10'11" x 10'8")

A good sized double bedroom with a window to the front, fitted with white shutters and space for double wardrobe.

Bedroom Two 3.64 x 3.26m (approx 11'11" x 10'8")

A good sized double bedroom with windows to the rear, fitted with white shutters as well as a wash basin and mirror in the corner of the bedroom.



Bedroom Three 3.17 x 1.94m (approx 10'4" x 6'4")

A single bedroom with a window to the rear, fitted with white shutters.

WC 0.94 x 1.82m (approx 6'3" x 3'1")

A separate toilet with a window to the side.

Bathroom 2.04 x 1.43m (approx 6'8" x 4'8")

A bright tiled bathroom comprising of a shower and sink with fitted cabinets for storage, mirror on the wall and frosted window to the side.



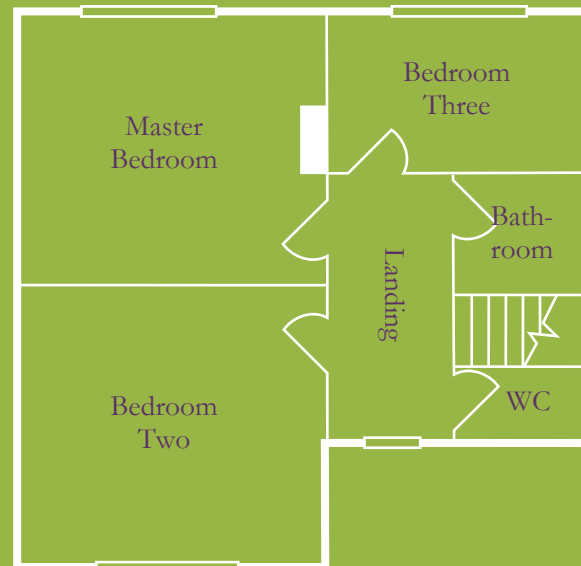


Outside

The property has a generous driveway with off road parking for around three vehicles and access into a large a **Single Garage** allowing for further parking or storage. Shaped lawns edged with mature borders provide privacy to the front and the option to extend the parking area

Established Gardens

There are beautiful landscaped gardens extending to the rear, being laid to a paved terrace, lawns and well stocked borders. The garden is safely enclosed to all sides and has gated access leading to the front aspect



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.