

ANDREW
DOWNING
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ESTATE AGENTS

The Tudors, 17a Gaia Lane, Lichfield, WS13 7LW - No Upward Chain

£1,150,000

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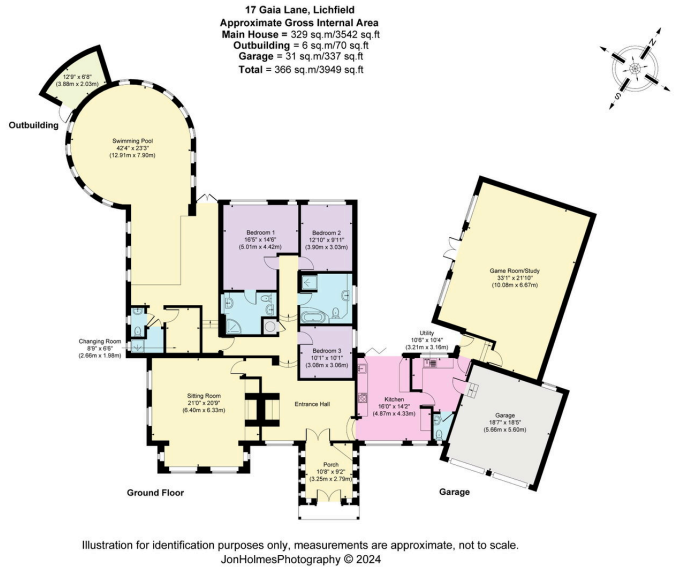


Positioned in one of the best spots in Lichfield, this sizable detached bungalow measuring in excess of 3500 square feet boasts one of the best views of Lichfield Cathedral in the city! The current owners obtained planning permission for a 'Grand Designs' style redevelopment to create a five bed, five bath home, but have since relocated abroad. This wonderful home comes to the market with a large entrance porch, entrance hall with gas fired stove, a wonderful living room with open fire, contemporary kitchen diner and a huge games room / bedroom which would be an ideal spot for the kitchen diner to be relocated to. There is also a utility room and guest WC, whilst there are three further double bedrooms, a bathroom and an en-suite. There is also a large swimming pool area with changing room, shower and WC, which requires either some TLC to be used as a swimming pool again, but also has the potential to be altered into further living accommodation. Outside is a beautiful mature plot, with lawned gardens, an extensive paved patio and a large gated driveway sits in front of the double garage. This is a home and position that needs to be viewed in order to appreciate what is on offer, so don't miss out and book in your visit today.

Previously approved planning permission (reference 23/00203/FUH), granted in April 2023, has now lapsed. The proposed scheme demonstrated the exciting potential to redevelop the property into an impressive, contemporary ‘Grand Designs’-style residence, featuring five bedrooms, five bathrooms, a gym, study, living room, games room and a superb open-plan living kitchen diner, complemented by an outdoor kitchen. This provides inspiration for the possibilities the property could offer, subject to a new planning application and the necessary consents. Please refer to the final images of our property advert for an indication of the proposed scheme.







- Substantial Detached Bungalow Of Over 3500 Square Feet
- Three / Four Bedrooms, Wonderful Living Room & Contemporary Kitchen Diner
- Beautiful Plot With Large Driveway & Double Garage
- Tenure: Freehold
- Stunning Location On One Of Lichfield's Most Desirable Roads With A Magnificent View Of The Extended / Reconfigure – Lapsed Consent For 'Grand Designs' Scheme
- Swimming Pool (In Need Of Some Work) & Huge Games Room / Bedroom





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