



7 Borrowcop Lane, Lichfield, Staffordshire, WS14 9DF

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

## 7 Borrowcop Lane, Lichfield, Staffordshire, WS14 9DF

# £765,000

Situated in one of Lichfield's most highly sought after residential locations this impressive detached family home is available with the benefit of no upward chain. Rarely available in this location the property offers a very well planned accommodation layout with two large reception rooms on the ground floor, together with a well fitted kitchen and utility. The first floor boasts four double bedrooms, two being en suite, and a large family bathroom. A particular feature of the property is its superb sized rear garden which is genuinely huge and offers a good degree of privacy. The location, on the south side of the cathedral city, is perfect for accessing Lichfield's city centre facilities along with the excellent road and rail network which services the area. To fully appreciate this property, an early viewing would be strongly encouraged.



### ENCLOSED PORCH

approached via a UPVC double glazed entrance door with side screens and having tiled floor and inner obscure UPVC double glazed door and side screen to:

### IMPRESSIVE RECEPTION HALL

having attractive tiled flooring, double radiator, stairs leading off and door to:

### SITTING ROOM

4.83m x 4.57m (15' 10" x 15' 0") having feature parquet woodblock flooring, UPVC double glazed windows to front and side, double radiator, wall mounted feature fire, downlighters and glazed double doors to:

### KITCHEN

3.43m x 3.43m (11' 3" x 11' 3")

### FAMILY LIVING ROOM/DINING ROOM

6.72m x 3.62m max (3.43m min) (22' 1" x 11' 11" max 11'3" min) having attractive wooden flooring surrounding a central carpeted area, radiator, UPVC double glazed sliding patio door to garden, further window to same and downlighters.

### KITCHEN

3.60m x 3.60m (11' 10" x 11' 10") having natural wood work tops with base gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl sink unit with mixer tap, matching wall mounted storage cupboards, built-in electric double oven and grill, five ring gas hob beneath an extractor hood, integrated drinks fridge, space for dishwasher, integrated appliances with matching fascias, metro style tiled splashback, UPVC double glazed window to rear, tiled flooring, low energy downlighters, double radiator and glazed door to:

### UTILITY ROOM

similarly fitted to the kitchen having further natural wood work tops with circular stainless steel sink unit and gloss doored base storage cupboards and drawers, matching wall mounted storage cupboards, space and plumbing for washing machine and tumble dryer, wall mounted Worcester condensing gas central heating boiler, tiled flooring, radiator, obscure UPVC double glazed window and door to garden, door to garage and door to:



### SEPARATE W.C.

having close coupled W.C. and obscure double glazed window.

### FIRST FLOOR GALLERIED LANDING

having UPVC dormer style window to front with eaves storage, radiator, access to loft space and built-in airing cupboard with pressurised hot water cylinder. Doors lead off to:

### MASTER BEDROOM

4.88m x 3.67m (16' 0" x 12' 0") having UPVC double glazed window to front, radiator and door to:

### MASTER EN SUITE SHOWER ROOM

being fully tiled and having a walk-in tiled shower cubicle with thermostatic shower fitment, close coupled W.C., wash hand basin with mono bloc mixer tap, chrome heated towel rail/radiator, downlighters and obscure UPVC double glazed window.

### BEDROOM TWO

4.62m x 3.41m (15' 2" x 11' 2") having UPVC double glazed windows to rear and side, radiator and door to:

### EN SUITE SHOWER ROOM

being fully tiled and having a walk-in shower cubicle with thermostatic shower fitment, wash hand basin with mono bloc mixer tap, W.C. with concealed cistern, chrome heated towel rail/radiator, downlighters and obscure UPVC double glazed window.



### BEDROOM THREE

3.65m x 3.65m (12' 0" x 12' 0") having UPVC double glazed dormer style window to rear and radiator.

### BEDROOM FOUR

4.19m max x 2.67m (13' 9" max x 8' 9") having Velux skylight, UPVC double glazed window to side and radiator.

### LARGE FAMILY BATHROOM

a superb size and having a free-standing bath with mixer tap and shower attachment, twin wash hand basins each with mono bloc mixer taps, close coupled W.C., chrome heated towel rail/radiator, co-ordinated ceramic floor and wall tiling, obscure UPVC double glazed window to side, Velux skylight to rear, extractor fan and low energy downlighters.

### OUTSIDE

The property is set back off the road with a tarmac driveway providing parking for several cars and attractive flagstone steps leading to the front door, lawned foregarden and established borders and a side wrought-iron gate leads to the rear. To the rear of the property is a huge garden with retaining wall curving round a stone chipped patio area with flagstone insets and steps rising to the main section of the garden which is landscaped with patio seating areas and leads onto the very generous lawn with mature trees and shrubs and a good degree of privacy.

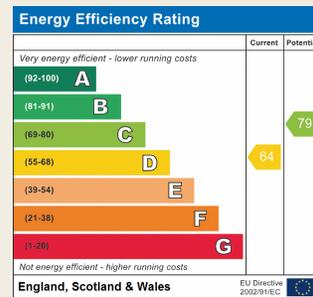


### GARAGE

5.33m x 2.73m (17' 6" x 8' 11") approached via a double divisional entrance door and having UPVC double glazed window to side and light and power points.

### COUNCIL TAX

Band G.



### 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.



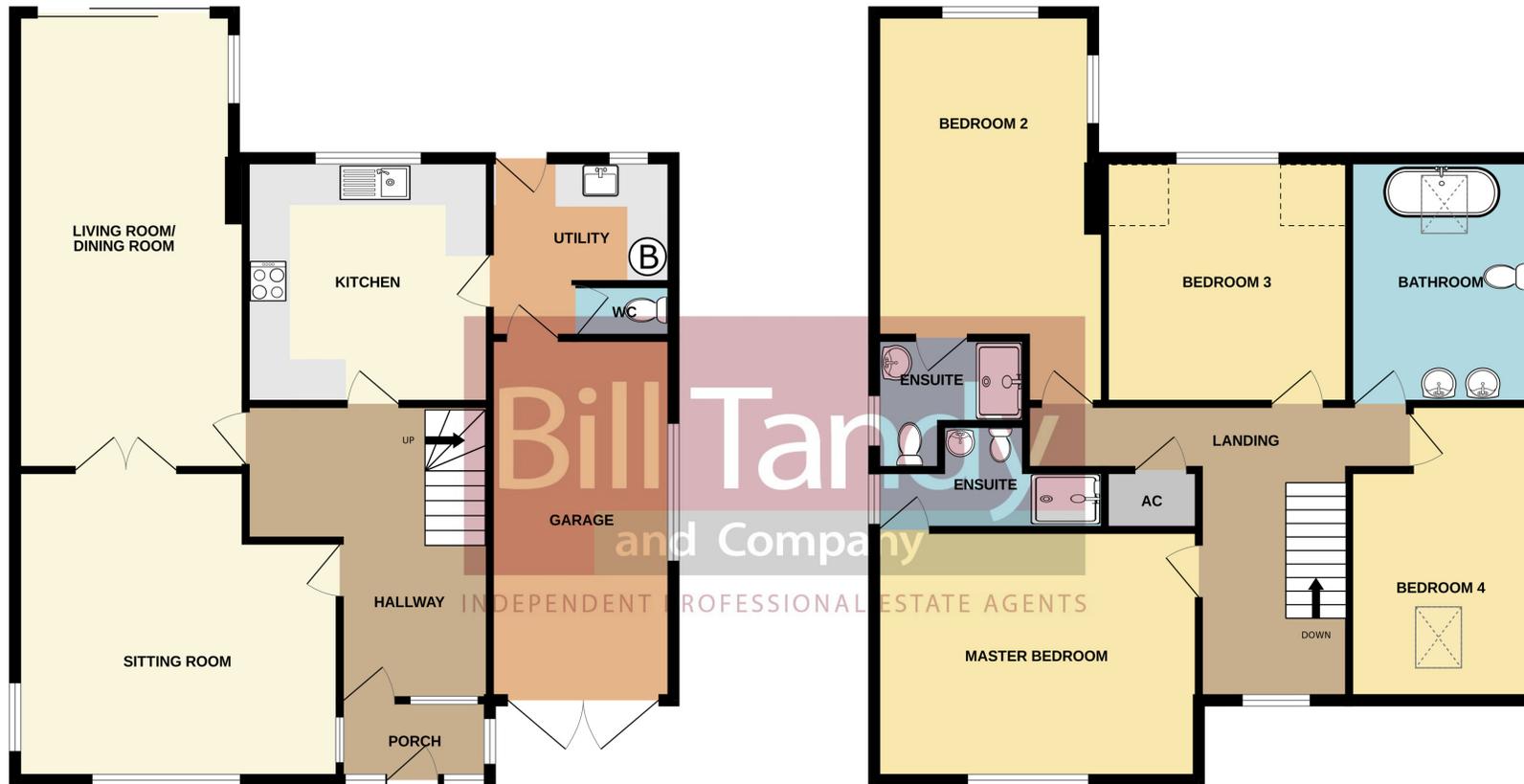
### VIEWING

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



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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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