



Flat 3 Borrowcop House, Borrowcop Lane, Lichfield,
Staffordshire, WS14 9DF



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£325,000 Offers over

Enjoying a discreet location in one of Lichfield's most prestigious residential areas and set back off Borrowcop Lane, the impressive Borrowcop House certainly enjoys a stunning setting. Surrounded by beautifully maintained communal gardens and Flat 3 benefiting from a south facing aspect, Borrowcop House has been divided into five luxury apartments with number three being located on the first floor. From its elegant drawing room with magnificent bay window to its luxury fitted kitchen and shower rooms, the apartment genuinely exudes quality and luxury throughout. Available with immediate vacant possession and with the benefit of no upward chain this really must be viewed if it is to be truly appreciated. With Lichfield city centre amenities within less than a mile and access to the excellent road and rail network which surrounds Lichfield, this highly desirable apartment should be high on any potential buyers wish list.



COMMUNAL RECEPTION HALL

approached via a secure entrance door and having an elegant staircase rising to the first floor with a PVC composite and double glazed entrance door opening to:

PRIVATE RECEPTION HALL

having attractive Karndean flooring, radiator, entry phone system, coving, attractive display cabinet with useful cupboard space, built-in cloakroom with hanging and shelving space and glazed door to:

ELEGANT DRAWING ROOM

6.15m x 4.56m (20' 2" x 15' 0") a very generously proportioned dual aspect room having a wide sash style double glazed bay window with delightful window seat and storage and matching sash style window to side each with "hit and miss" electric blinds, two contemporary style radiators, wall light points and central cast-iron stove effect gas fire standing on a quarry tiled hearth.

QUALITY FITTED KITCHEN

4.60m x 2.19m (15' 1" x 7' 2") having extensive granite work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer Schock granite sink unit with swan neck mixer tap, integrated Neff electric oven and combination microwave, four ring induction hob and extractor canopy, fridge, freezer, washing machine and dishwasher all integrated and with matching fascias, wall mounted concealed Vaillant combination gas central heating boiler with timer, low energy downlighters, UPVC double glazed sash style window with lovely far-reaching views and fitted electric blind, attractive Karndean flooring and coving.

BEDROOM ONE

4.72m max (3.02m min) x 3.82m (15' 6" max 9'11" min x 12' 6") another generously proportioned room having twin UPVC sash style windows to side with fitted blinds, radiator, coving, wall light point, ample space for wardrobes and glazed door to:



LUXURY EN SUITE SHOWER ROOM

having corner quadrant shower cubicle with thermostatic shower fitment including hose and drencher shower, vanity unit with mono bloc mixer tap and cupboard space beneath, W.C. with concealed cistern, co-ordinated ceramic wall tiling, low energy downlighters, coving, heated towel rail/radiator, obscure UPVC double glazed sash style window to side and Karndean flooring.

BEDROOM TWO

3.56m x 2.64m (11' 8" x 8' 8") a versatile room, usable as either a bedroom or a separate sitting room/snug having a double contemporary radiator, Karndean flooring, UPVC double glazed sash style window with "hit and miss" electric blinds and coving.

LUXURY SHOWER ROOM

again having quality fittings with a large shower area with glazed screening and thermostatic shower fitment with hose and drencher shower, vanity wash hand basin with mono bloc mixer tap and useful drawers beneath, W.C. with concealed cistern, co-ordinated ceramic wall tiling, discreet display lighting, downlighters, coving, vanity mirror with LED lighting, Karndean flooring, obscure UPVC double glazed sash style window to side with electric blind, contemporary radiator and built-in linen store cupboard.



Bill Tandy

OUTSIDE

One of the joys of Borrowcop House are its immaculately landscaped gardens full of established trees and shrubs with conifer boundary and well tended lawns. The property also benefits from a southern aspect.

TWIN GARAGES

adjoining garages in the separate parking area each measuring 5.00m x 2.80m approx. (16' 5" x 9' 2" approx.) having up and over entrance doors, and there is ample owner and visitor parking.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Bill Tandy

LEASE TERMS

Our client advises us that the property is Leasehold with a 999 year lease commencing 1 January 2009, having approximately 991 years remaining. The freehold is owned by Borrowcop House Management Company Limited of which apartment owners is a director and officer. The Service Charge currently stands at £2,200 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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

TENURE

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



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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



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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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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS