



DRAFT

17 Borrowcop Lane, Lichfield, Staffordshire, WS14 9DF

Bill

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

17 Borrowcop Lane, Lichfield, Staffordshire, WS14 9DF

£850,000

Bill Tandy and Company are delighted in offering for sale this impressive and superb sized detached family home, located on arguably one of Lichfield's most desirable roads and within the highly sought after school catchment of King Edward VI School and St Michaels CP both of which are within easy walking distance. The property is set back from the road in a secluded position and is one of only two properties, approached from a long sweeping drive. The house was designed and constructed to the highest standards in 1980 by the current owners and they have been the sole occupiers. Whilst the property would benefit from cosmetic modernisation, this offers the prospective purchaser superb scope for improving the property to their own style. Offered with the benefit of no chain, early viewings are highly recommended to take full advantage of this rare opportunity. The accommodation comprises reception hall, guests W.C., extensive through lounge, dining room, study, conservatory, open plan dining kitchen, ground floor bedroom with en suite wet room, four first floor bedrooms, dressing room and main family bathroom. Outside are gardens to front, side and rear, ample parking a detached double garage.



LOCATION

The property is superbly situated in a large area of green space with extensive mature trees on the highly sought after Borrowcop Lane located on the south side of Lichfield and only a short walk away from the cathedral city centre. Lichfield provides superb access for commuters with rail access to London, Manchester and Birmingham, whilst the city centre itself offers an array of bars and restaurants including the Michelin starred Upstairs by Tom Shepherd. Facilities include the award-winning Beacon Park, Lichfield Cathedral and the Lichfield Cathedral school, and there are good commuter road links including the M6 toll, A5 and A38.

RECEPTION HALL

approached via a UPVC double glazed entrance door with windows to each side and having wooden floor, stairs to first floor accommodation, radiator and doors open to:

GUESTS W.C.

having an obscure double glazed window to side, radiator, wooden floor and suite comprising wall mounted wash hand basin with preparation top and tiled surround and low flush W.C.

EXTENSIVE LOUNGE

7.04m x 5.15m max into inglenook (4.23m min) (23' 1" x 16' 11" max into inglenook - 13' 11" min) approached via double doors from the reception hall this through lounge has a double glazed bow window to front, double glazed patio doors opening to the rear garden, two radiators and a feature and focal point inglenook fireplace having front and rear windows, tiled hearth with exposed brick surround and mantel, seating and open fire with beamed feature above.

DINING ROOM

4.24m x 3.66m (13' 11" x 12' 0") having double glazed window to rear and radiator.

STUDY

4.54m x 3.63m (14' 11" x 11' 11") having radiator and sliding double glazed doors opening to:

UPVC DOUBLE GLAZED CONSERVATORY

6.01m x 2.51m (19' 9" x 8' 3") having French doors opening to the side patio area, tile look laminate floor and radiator.



DINING KITCHEN

6.77m x 3.94m (22' 3" x 12' 11") having double glazed windows to rear and side, door to garden, radiator, tiled floor, Shaker style base and wall mounted storage cupboards, granite preparation work tops, tiled surround, inset stainless steel one and a half bowl sink with swan neck mixer tap, inset Neff double oven and grill with five ring Neff gas hob and extractor fan above, spaces ideal for white goods, granite overhang providing a superb seating area and Worcester wall mounted boiler.

GROUND FLOOR BEDROOM ONE

4.60m x 4.14m (15' 1" x 13' 7") this room could also be used as an additional reception room having double glazed window to front, radiators and door to:

EN SUITE WET ROOM

adapted for disabled use this modern and contemporary wet room has an obscure double glazed window to side, radiator, non-slip wet room flooring with drainage, wall mounted wash hand basin with tiled surround, low flush W.C. and Mira shower appliance.

FIRST FLOOR LANDING

having double glazed window to front, radiator and doors leading off to further accommodation.

DRESSING ROOM

4.23m x 2.45m (13' 11" x 8' 0") accessed from the landing this room could also be used as a home office if required having radiator, double glazed window to rear and door to:

BEDROOM TWO

4.60m x 4.23m (15' 1" x 13' 11") having double glazed window to rear, radiator and walk-in wardrobe with sliding mirrored door



BEDROOM THREE

4.85m x 3.96m (15' 11" x 13' 0") having double glazed window, radiator and doors to useful eaves storage.

BEDROOM FOUR

5.25m x 4.16m (17' 3" x 13' 8") having double glazed window to front, radiator, superb range of fitted wardrobes with sliding mirrored doors and door to eaves storage.

BEDROOM FIVE

having double glazed window to side, loft access and radiator.

FAMILY BATHROOM

3.63m x 2.25m (11' 11" x 7' 5") having an obscure double glazed window to side, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath and shower enclosure with shower appliance over.

OUTSIDE

The property is set back from the road in a secluded position approached via a long sweeping driveway situated in a large area of green space with extensive mature trees. At the top of the driveway is access to two detached dwellings and leading from Borrowcop House. Tarmac driveway providing parking for numerous vehicles and giving access to the front access and the detached garage. One of the distinct features of the property is the generously sized garden to both side and rear to comprise:



GARDENS

The rear garden has a generous paved patio area with steps leading to a superb sized raised shaped lawn, and the garden is well stocked with mature trees and shrubs for screening. There is a useful storage shed and greenhouse, and to the right hand side of the property is a courtyard style garden being mainly paved and formerly had a pond which could be reinstated or filled in if needed.

DETACHED DOUBLE GARAGE

approached via a large electrically operated up and over door to front with downlighting, courtesy door and window to side,

COUNCIL TAX

Band G.

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/>



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 prior to a sales memorandum being issued. This charge is non-refundable.

TENURE

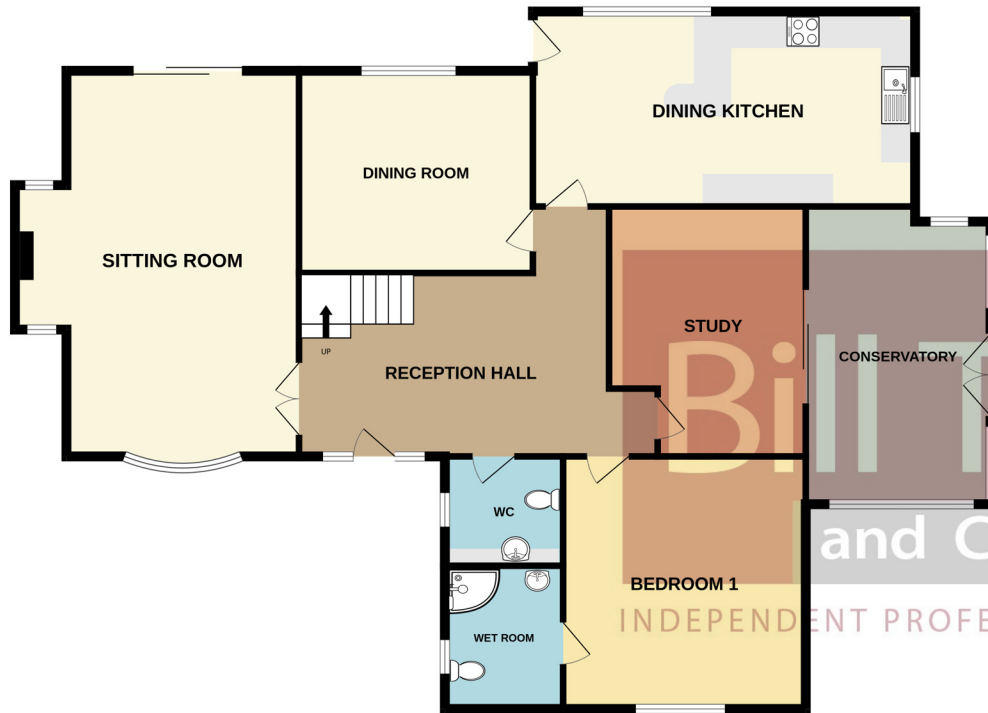
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



17 BORROWCOP LANE, LICHFIELD, WS14 9DF

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



Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS