



55 Borrowcop Lane, Lichfield, Staffordshire, WS14 9DG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

55 Borrowcop Lane, Lichfield, Staffordshire, WS14 9DG

£400,000

Enjoying a fabulous situation on one of Lichfield's most highly regarded residential roads, this generous detached family home offers a wonderful opportunity. Delightfully cared for over many years the property now would benefit from some general modernisation, but the opportunity to create a stunning home in such a desirable setting must be very compelling. The two good reception rooms on the ground floor enjoy lots of natural light with dual aspect windows, whilst the three bedrooms on the first floor are all double in size - perfect as a family home. Opportunity to purchase such property on Borrowcop Lane are rare, and an early viewing to avoid disappointment would be strongly recommended.

CANOPY PORCH

having ceiling lantern and obscure glazed entrance door opening to:

RECEPTION HALL

having laminate flooring, radiator, stairs leading off, coving and door to:

GUESTS CLOAKROOM

having W.C. and obscure glazed window.

LOUNGE

3.91m x 3.51m (12' 10" x 11' 6") a lovely bright room with a wide UPVC double glazed window to front, two further obscure double glazed windows to side, radiator, central fireplace with gas fire fitment and obscure glazed double sliding doors open to:

DINING ROOM

3.23m x 2.76m (10' 7" x 9' 1") having UPVC double glazed French door out to the rear garden with side screen, obscure double glazed window to side, radiator, coving and wall light points.

KITCHEN

4.80m x 2.88m (15' 9" x 9' 5") having pre-formed work surface space with base storage cupboards and drawers, single drainer sink unit with mixer tap, wall mounted storage cupboards, concealed gas central heating boiler with timer, useful shelved pantry store cupboard, UPVC double glazed window to rear and obscure glazed door to garden.

FIRST FLOOR LANDING

having obscure UPVC double glazed window to side, loft access hatch, store cupboard and walk-in airing cupboard with lagged hot water cylinder and linen shelving.



BEDROOM ONE

4.15m x 4.10m (13' 7" x 13' 5") a superb double room having UPVC double glazed window to front and two further obscure double glazed windows to side.

BEDROOM TWO

3.90m x 2.99m (12' 10" x 9' 10") having UPVC double glazed window to front and coving.

BEDROOM THREE

4.15m x 2.79m (13' 7" x 9' 2") having UPVC double glazed window to rear.

BATHROOM

having a suite comprising panelled bath with Triton electric fitment over and pedestal wash hand basin, heated towel rail, obscure UPVC double glazed window to rear and partial ceramic tiling.

SEPARATE W.C.

having W.C. and obscure double glazed window.





OUTSIDE

The property is set back off the road with a tarmac driveway providing parking for a couple of cars and lawned side garden with side gated entrance leading to the rear. To the rear of the property is a good sized established garden having patio seating area and steps rising to the sloping lawn with fenced perimeters, mature trees and shrubbery and two useful brick outbuildings.

GARAGE

4.77m x 2.50m (15' 8" x 8' 2") having up and over entrance door, personal access door to side, light and power points.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

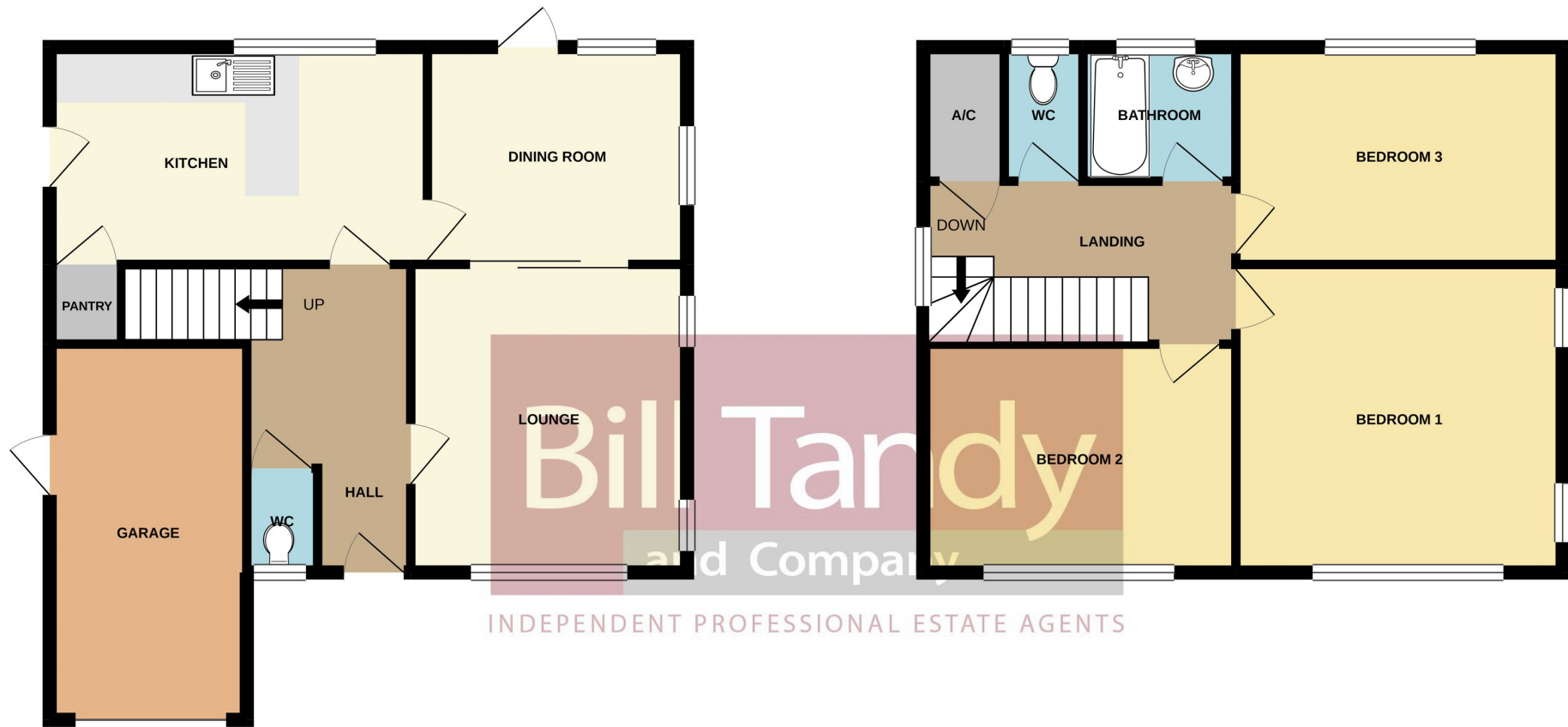
VIEWING

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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