

Offers In Excess Of £810,000

Jayman
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Estate Agents



Borrowcop Lane

Lichfield, WS14 9DG

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Jayman are delighted to offer this fabulous detached 5 bedroom family home which has been substantially redeveloped by the existing owners.

*** Only 10 minutes walk from the centre of Lichfield and within the catchment of the King Edward VI School ***

Set back from the main Borrowcop Lane on a service road the property enjoys stunning countryside views from the first floor. The vendors have re-modelled the property to create their own family home over the past 10 years. Some notable features include the stunning decked balcony off the open plan ground floor living space (with underfloor heating) and a large open plan living/games area & bedroom to the lower ground floor suitable for home working, or as a teenager's / guest suite. A stunning property.

This property is offered freehold without a chain. Viewings to be booked with the sole agents Jayman Estate Agents.

GROUND FLOOR

Open Plan Living Space

Comprising dining area, kitchen and family room leading onto decked entertaining area.

Decked Terrace

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Ground Floor Study

Utility

WC

Garage

LOWER GROUND FLOOR

Guest Suite

Shower Room / WC

Games Room / Entertaining Area

Bi fold doors open onto large decked area.

Decked Patio

FIRST FLOOR

Master Bedroom with en-suite & dressing area

Bedroom 2 with en-suite

Bedroom 3

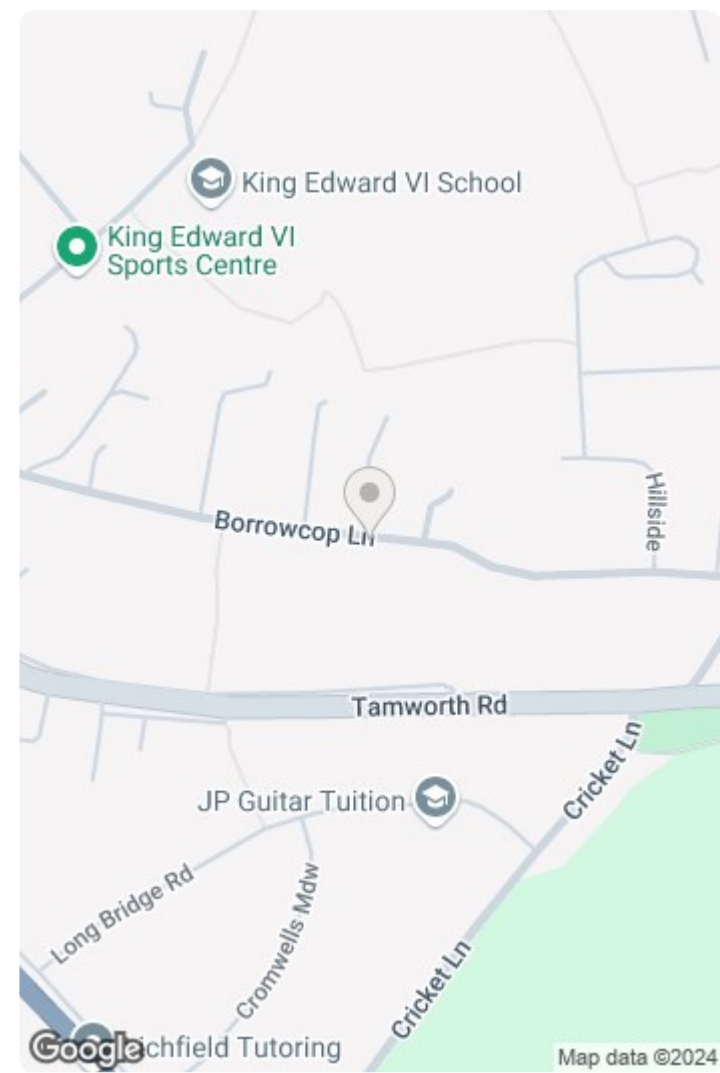
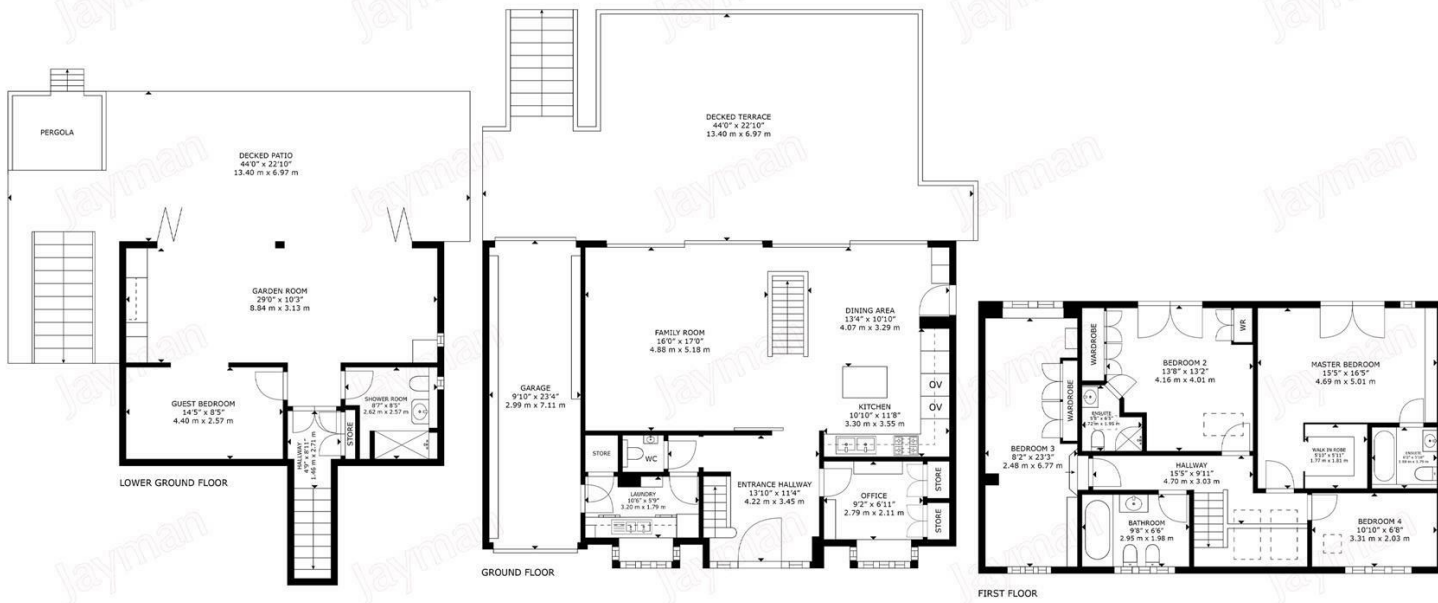
Bedroom 4

Family Bathroom

See the floorplan for approximate measurements.

Please contact the Jayman Sales Team to view this stunning property.





Jayman
Sales & Lettings

GROSS INTERNAL AREA
TOTAL: 215 m²/2,314 sq ft,
LOWER GROUND FLOOR: 51 m²/549 sq ft, GROUND FLOOR: 79 m²/850 sq ft,
FIRST FLOOR: 85 m²/915 sq ft, EXTERNAL AREA: DECKED PATIO: 60 m²/646 sq ft,
DECKED TERRACE: 64 m²/689 sq ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

