

# Borrowcop Lane

Lichfield, Staffs, WS14 9DF



A beautifully appointed southerly facing first floor apartment of period style, located in one of Lichfield's prime residential areas.

£360,000

John German



Positioned at a slightly elevated level above Borrowcop Lane and approached from a long private shared drive, Borrowcop House stands in its own mature grounds and has garaging for all five apartments, together with generous visitor/owner parking facilities.

Easy access is enjoyed to the city centre of Lichfield and its rich variety of retail, cultural and entertainment facilities and there is equal ease of access to the South Lichfield A38 connection leading onto the A5, M6 toll road and M42 etc.

This first floor apartment benefits from a prime southerly facing orientation and has use of the surrounding landscaped gardens.

An impressively spacious communal hall and stair gives secure access to the five apartments and a feature double glazed front door leads you into this particular apartment which has a substantially sized hall giving central access to the majority of rooms and also includes spacious storage cupboard with built in shelving etc. The apartment has double glazed sash windows throughout.

Leading off the hall is a superbly detailed southerly facing lounge/dining room with dual aspect high level windows including a bay window with built in seat and storage, and the majority of the windows in the apartment benefit from fitted electric blinds. The lounge/dining room also features a high level ceiling and a cosy fireplace with gas stove fire.

Leading off this principal room is a stylish modern kitchen with ivory toned units, marble worktops and upstand, inset sink unit, built in double oven/microwave, induction hob and extractor hood, dishwasher, fridge/freezer and washing machine, high level ceilings, spotlights and Karndean flooring.

The master bedroom is of excellent size and enjoys good natural light with two garden facing windows, ample space for wardrobes and furniture and access to its own three piece en suite shower room with a contemporary white suite and partial tiling.

Bedroom two makes an ideal second bedroom or a separate sitting room/snug as it is currently furnished. The main shower room within the apartment also enjoys a high standard of fittings and finishes and offers a walk in double shower, wash hand basin/vanity unit, low level WC, partial tiling and a useful storage cupboard.

Outside, two adjoining brick built single garages, each measuring approximately 5m x 2.8m and having up and over doors. Ample owner and visitor parking areas.

Professionally maintained gardens surround Borrowcop House and comprise of sweeping lawns, established shrubbery borders, mature trees and fenced/hedged boundaries that provide a good degree of overall privacy. Borrowcop House is approached from a shared private drive.

**Tenure:** Leasehold with approximately 991 years remaining, however, the Freehold to Borrowcop House is collectively held and managed by the five apartment owners. Service charge currently £2,200 per annum. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick and tile

**Parking:** Non allocated parking plus two garages

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** FTTC. See Ofcom link for speed:<https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05012024

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 c    | 80 c      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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