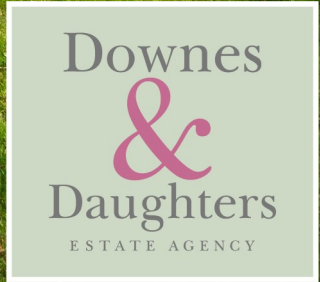




NO. 63 | BORROWCOP LANE | LICHFIELD | STAFFORDSHIRE | WS14 9DG





NO. 63

BORROWCOP LANE | LICHFIELD | STAFFORDSHIRE | WS14 9DG

£775,000

A rare opportunity to purchase a substantial family home, extending to nearly 3,000 square feet, in an enviable position within this highly regarded, prestigious enclave of South Lichfield. The property offers flexible family accommodation over three floors with four bedrooms and a large attic room. The ground floor is dominated by two large formal reception rooms with parquet flooring, perfect for entertaining, an attractive entrance hallway, modern breakfast kitchen, a cosy family room, conservatory, guest cloakroom and utility. The opulent principal bedroom suite boasts a dressing area with fitted wardrobes and a luxury en suite bathroom and the further three bedrooms are served by the family shower room.

Stairs then lead to a large attic room suitable for a play / games room or storage. Externally the property benefits from a large fore garden with extensive gated private driveway and neat lawn, established and wonderfully private lawned rear garden with a patio terrace and attractive borders. There is also the added benefit of an integral double garage with electric door.

Viewing is essential to appreciate the sheer size and flexible nature of the accommodation on offer and its position within the road, which happens to fall within the King Edward's catchment area.



GROUND FLOOR

- Porch
- Entrance Hallway With Parquet Floor Continuing Through To Reception Rooms
- Guest Cloakroom
- Formal Dining Room With Sliding Doors To...
- Living Room With Feature Gas Fireplace
- Breakfast Kitchen With Utility Area
- Rear Hallway With Door To Garage & Garden
- Family Room
- Conservatory
- Utility Room & Store Room





FIRST FLOOR

- Landing
- Opulent Principal Bedroom Suite With Dressing Area & Fitted Wardrobes
- En Suite Bathroom
- Bedroom Two With Fitted Wardrobes
- Bedroom Three With Fitted Bedroom Furniture
- Bedroom Four With Built In Wardrobe
- Family Shower Room
- Stairs To Attic Room & Eaves Storage







OUTSIDE

- Extensive Gated Private Driveway
- Lawned Fore Garden
- Integral Double Garage
- Impressive Established Rear Garden
- Great Levels Of Privacy
- Paved Terrace
- Shaped Lawns & Established Borders





Downes & Daughters Ltd. wishes to emphasize that all property particulars do not constitute part of an offer or a contract. All statements contained herein are made without responsibility on the part of Downes & Daughters. They are not to be relied on as statements or representation of fact and intending purchasers must satisfy themselves by inspection or other wise as to the correctness of each of the statements contained on these particulars including room measurements. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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Total area: approx. 272.7 sq. metres (2935.8 sq. feet)

