



Silver Birches Borrowcop Lane, Lichfield, WS14 9DF  
Offers In Excess Of £925,000

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## Borrowcop Lane, Lichfield WS14 9DF

situated on one of Lichfields most sought after roads, Silver Birches is a rare find and has been home to the same family since it was built in 1986. Located in a private, elevated position, with the driveway being situated between 29-35 Borrowcop Road. This executive detached home occupies an enviable plot with far reaching views of the surrounding areas and boasts plenty of living space and generous bedrooms. There is versatility available here whether you need work from home space, areas for teenagers or multi generational living, this property can offer this potential. It benefits from gas central heating and UPVC double-glazing and in brief, the property comprises of; Entrance Porch, Reception Hall, Study, Guest WC, Living Room with feature Inglenook, Conservatory, Dining Room, Breakfast Kitchen and a Utility Room. First Floor Galleried Landing, Master Suite with potential dressing area, En-suite Shower Room, Four Further Double Bedrooms and a Family Bathroom. Well established garden to the rear, greenhouse, garden and driveway to the front and a DOUBLE GARAGE. Viewing is must to be able to appreciate the cavernous feel of this delightful home. EPC rating -





#### **Entrance Porch**

accessed via a UPVC double-glazed door and having a wall light point, feature exposed brick and a tiled floor. UPVC double-glazed door into the

#### **Reception Hallway**

Ceiling light point, return flight staircase to the first floor, radiator and a useful under stairs storage cupboard with its own ceiling light point

#### **Study**

having a ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

#### **Guest WC**

refitted by seller and having a vanity hand wash basin with storage and a close-coupled WC. Ceiling light point, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

#### **Living Room**

the stand out feature of this room being the inglenook stone fireplace with a timber beam, inset gas fire, downlighting and windows to either side. Two ceiling light points, coving, four wall light fittings, two radiators and patio doors into the

#### **Conservatory**

having a brick base and UPVC double-glazed units. Ceiling light fan, radiator, laminate wood-effect flooring and French doors leading out onto the rear garden

#### **Dining Room**

having a ceiling light point, coving, radiator and a UPVC double-glazed window overlooking the rear garden

#### **Breakfast Kitchen**

fitted with a range of wall and base units with granite work surfaces, co-ordinating upstands, two inset stainless steel sinks and a waste sink. Neff double electric oven with a Neff gas hob and extractor hood, integrated dishwasher and space for a free-standing fridge-freezer. Two ceiling strip lights, part tiling to walls, Worcester combi boiler, granite breakfast bar, radiator, laminate wood effect flooring and dual aspect UPVC double-glazed windows to the side and overlooking the rear garden. Door into the

#### **Utility Room**

co-ordinated with the breakfast kitchen and having wall and base units with granite work surfaces, matching upstands and a stainless steel sink with drainer. There is a useful two ring gas hob with an extractor hood, space





with plumbing for a washing machine and further appliance space. Ceiling strip light, radiator, laminate wood effect flooring and a UPVC double-glazed door to the side of the property

#### **First Floor Galleried Landing**

a lovely bright and open landing giving access to all first floor accommodation. Two ceiling light points, access to the boarded loft, coving, useful airing cupboard housing the hot water cylinder and water pump, radiator and a UPVC double-glazed window to the front aspect

#### **Master Bedroom Suite**

a spacious entrance into the master suite could be utilised as a dressing area which leads into the generous bedroom, benefitting from fitted wardrobes for hanging and storage space. Ceiling light point, coving, radiator and a UPVC double-glazed window overlooking the lovely views to the rear

#### **En-suite Shower Room**

recently refitted by the seller and having a fully tiled shower enclosure with an overhead mains powered fitment, vanity unit with storage housing the hand wash basin, illuminated mirror above and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect



#### **Bedroom Two**

a large room which has been previously used by the sellers as a cinema room, games room or guest room. Two ceiling light points, coving, radiator and UPVC double-glazed windows to the front and side aspects with far reaching views

#### **Bedroom Three**

benefitting from a fitted cupboard with hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the rear aspect

#### **Bedroom Four**

having a ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

**\*\*please note there is some parts of this room with restricted head height\*\***

#### **Bedroom Five**

again benefitting from a fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window overlooking the rear aspect

#### **Family Bathroom**

having a five-piece suite comprising of a panelled bath, fully tiled shower



enclosure with an overhead rainfall fitment, pedestal hand wash basin, bidet and a close-coupled WC. Ceiling light point, part tiling to walls, wall mounted storage cabinet, towel radiator, Karndean floor tiles and a UPVC double-glazed window to the side aspect

#### Outside

the property is located down a private driveway and is situated in an elevated position meaning there are views from most areas of the house. There is a driveway which provides parking for several vehicles, lawn with well stocked borders, paved pathways and wrought iron gates giving access to the rear of the property from both sides and a double garage which is accessed via an up and over door, has light, power and a personnel door to access the side of the property.

the rear garden is perfect for a family with its manicured lawn, borders brimming with vibrant plants, shrubs and a variety of fruit trees including plum, apple and pear. There are seating areas so that you can look at the far reaching views over nearby towns and villages. There is a greenhouse perfect for growing vegetables, screen fencing and a useful outside water tap

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\***

#### AGENTS NOTE



**Ground Floor**

**First Floor**

Total floor area 235.7 sq.m. (2,537 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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