

Borrowcop Cottage, 233 Upper Saint Johns Street, Lichfield, WS14 9ED

PH RESIDENTIAL

Set within walking distance of the city centre is this charming character cottage, benefitting from two double bedrooms plus loft studio, off road parking and a secluded garden with a pleasant open aspect to the rear. Being an ideal downsize or young family home, this delightful character cottage retains a wealth of character throughout alongside modernised interiors, replaced windows with acoustic glazing and a conversion of the garage to provide a versatile home office. The central reception hall opens into two reception rooms, a modern kitchen and ground floor shower room, with two double bedrooms set to the first floor serviced by a family bathroom. A second floor conversion provides an ideal study or occasional bedroom, and views across the King Edwards playing fields can be appreciated from this room. Outside, there is off road parking for one vehicle, and gated access opens into the secluded rear garden which also leads into the home office.

Borrowcop Cottage is ideally positioned for access to both the city centre on foot and to nearby commuter routes amenities and schools. The handsome city centre and its excellent amenities can be reached within a few minutes walk, where an array of pubs, cafes and restaurants and supermarkets can be found. Leisure and cultural pursuits can be enjoyed at the Garrick Theatre historic medieval Cathedral and Beacon Park, an area of over 70 acres of community gardens and parkland, and the city hosts a variety of community events and festivals catered to music, art and food throughout the year. Borrowcop Cottage lies within catchment for the highly regarded Kings Edwards Secondary school, with a number of Primary schools also nearby. Borrowcop Cottage offers an excellent base for commuters, having convenient access to the A515, A38 and M6 Toll, there are two rail stations in Lichfield providing direct links to Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive.





- **Charming Semi Detached Cottage**
- **Walking Distance to City Centre**
- **Secluded Plot with Open Aspect to Rear**
- **Two Characterful Reception Rooms**
- **Reception Hall & Modern Kitchen**
- **Ground Floor Shower Room**
- **Two Double Bedrooms & Family Bathroom**
- **Loft Studio/Occasional Bedroom**
- **Secluded Garden with Open Aspect**
- **Off Road Parking, Office & Store**
- **Mains Gas Central Heating & Acoustic Double Glazing**
- **King Edwards School Catchment**
- **Well Placed for Commuter Routes & Rail Travel**

A Staffordshire blue brick terrace leads to gated access opening to the side of the cottage, where the front door opens into:

Reception Hall
The hallway has stairs rising to the first floor accommodation and a useful fitted storage cupboard, as well as glazed doors opening into the reception rooms and kitchen

Lounge 4.86 x 3.67m (approx. 15'11 x 12'0)
A spacious reception room having a period style gas fireplace and triple aspect windows including a traditional bay to the front

Dining Room 3.64 x 3.21m (approx. 11'11 x 10'6)
Another characterful reception room having windows to the front, a range of fitted storage and further alcove storage. An original arched fireplace houses a traditional Stratford cast iron range

Kitchen 3.6 x 2.58m (approx. 11'10 x 8'5)
A modern range of wall and base units with wood effect worktops over house an inset sink and spaces for a washing machine and fridge freezer, as well as an integrated dishwasher, single oven and electric hob. There is a window to the rear aspect, a door also opens out to the rear and the kitchen has quarry tiled flooring













Shower Room 1.9 x 1.48m (approx. 6'2 x 4'10) doubling as a guests WC, having wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side. The is also access to loft storage above the shower room

Stairs rise to the first floor **Landing**, having a feature window to the side and a fitted **Airing Cupboard** housing the wall mounted boiler. Stairs continue to the second floor accommodation and doors open into:

Master Bedroom 4.24 x 3.1m (approx. 13'10 x 10'1)
A spacious double room having a window to the front, skylights to the rear and a range of fitted wardrobes and storage

Bedroom Two 3.7 x 3.62m (approx. 12'1 x 11'10)
Another generous double room having a window to the front and a period fireplace

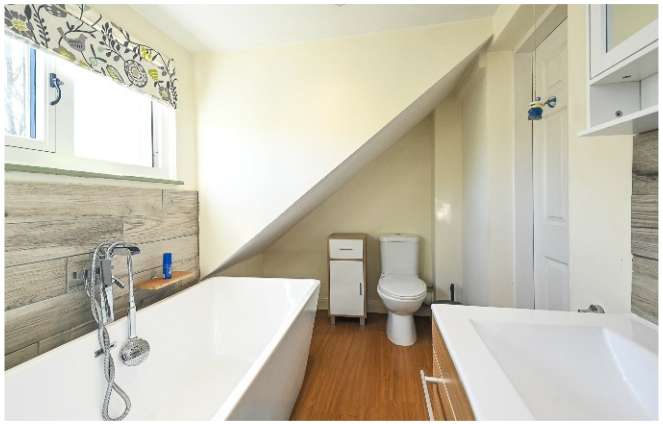
Family Bathroom 3.6 x 1.82m (approx. 11'9 x 5'11)
Comprising wash basin set to vanity unit, WC and freestanding bathtub, with tiled flooring, tiled splash backs, a heated towel rail and a window to the rear

Stairs rise to the second floor where there is eaves storage and a door opening into:

Loft Studio/Occasional Bedroom 2.63 x 2.52m (approx. 8'7 x 8'3)
An ideal study or occasional bedroom, having a window to the rear enjoying views over the playing fields to the nearby secondary school

















T 01283 575 000
E sales@phresidential.co.uk
W www.phresidential.co.uk

The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

rightmove

Follow to View
Property For Sale:



Floor Area: 1,172 ft²

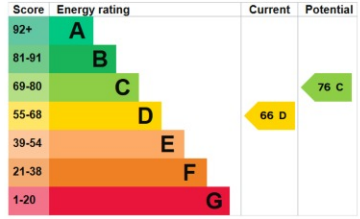
Outside

Accessed from Borrowcop Lane is a private driveway to the side of the property providing parking for one vehicle, and there is ample informal parking along Upper Saint Johns Street. A roller door opens to a useful storage area to the front of the garage, and a Staffordshire blue brick terrace leads to gated access to the side of the cottage, leading in turn into to the front door and into the:

Rear Garden

Enjoying an open aspect onto the King Edwards playing fields, the rear garden is laid to a brick terrace with character stone steps rising to an upper level of lawns, bordered by sleeper edged borders and fenced boundaries. There is a further paved seating area to one side benefitting from sunshine throughout the day, and the rear of the property benefits from lighting and a water point

Office 3.85 x 2.22m (approx. 12'7 x 7'3)
A versatile home office or exterior entertaining space, having power, lighting and a door to the side



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Ph SW 02.04.2026