



2 Over Borrowcop

Lichfield, WS14 9DN



MARK BENTLEY
ESTATE AGENT



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*An impressive individually designed 5 bedroom 2 bathroom freehold detached home with stunning open plan lounge, sitting room & dining room, comprehensively fitted contemporary kitchen, double garage and delightful private gardens
Tucked away in a highly sought after location*

This super home was designed and built in 1966 by the owner's father, a well respected local architect.

The current owner carried out a programme of updating, redecoration and re-fitting in 2020 to include new windows throughout, new boiler and radiators, new wood flooring, comprehensive re-wiring of the ground floor accommodation, new patio and modern security, heating and lighting systems controlled by a mobile phone app including high quality security camera's (Hik Vision System, Ajax alarm), smoke alarm, recessed lighting in the open plan rooms, kitchen & bedrooms and a Hive heating control.

2 Over Borrowcop is approached via a private drive located between 45 & 47 Borrowcop Lane. Borrowcop lane is one of the most sought after roads in Lichfield.

2 Over Borrowcop backs onto the playing fields of the very popular Kings Edward VI secondary School. There is a walkway to the rear which means the school is just a couple of minute's walk away.

Lichfield City Centre is only one mile (a 15 to 20 minute walk). Lichfield offers a wealth of amenities including shops restaurant's, café's and leisure facilities and enjoys an active social calendar including numerous festivals and events. The Garrick theatre offers a wide range of entertainment including both local and national touring productions.





There is also excellent schooling within Lichfield with numerous primary Schools, Lichfield Cathedral School, King Edward VI and The Friary.

Lichfield also has two train stations, the town centre station providing services to Sutton Coldfield and Birmingham and Lichfield Trent Valley Station providing services to London and the north.

2 Over Borrowcop comprises:

Large and very attractive south facing fore garden

Long block paved drive leading to rear double garage, paved patio, large lawn inset with flower beds and shrubs and boundary trees, shrubs and hedging.



Ground Floor

Reception Hall

Solidor entrance door, radiator, spiral staircase to the first floor, double glazed window facing rear, doors to guest cloakroom and the open plan dining and sitting area's.

Guest Cloakroom

WC, wash basin with cupboard under, heated towel rail and window facing side.

Stunning Open Plan Lounge/Sitting Room and Dining Room

Lounge Area: Feature brick fireplace with open hearth, 2 radiators, double glazed window to side and double glazed bi-fold doors to patio.

Sitting Area: Radiator, double glazed window overlooking the rear garden and door to the reception hall.

Dining Area: Radiator, door to reception hall, double glazed window and sliding door to patio and open access to:

Comprehensively and Contemporarily Fitted Kitchen

Super range of fitted base cupboards, wall cupboards and three-quarter height storage cupboards to 3 walls and feature central island with drinks fridge and room for 6 stools. Excellent range of built in AEG appliances including microwave with warming drawer, dishwasher, 2 ovens, induction hob, extractor hood, large Samsung fridge/freezer, radiator, wide double glazed window overlooking front garden and door to:





Utility Room

Fitted base cupboard and wall cupboards, stainless steel sink unit, space for washing machine and tumble dryer and window facing side.

Inner Hallway

Storage cupboard and doors to Bedroom 2/Guest bedroom and large ground floor bathroom.

Bedroom 2/Guest Bedroom

Built in double wardrobe, radiator and double window facing front.

Impressive Bathroom

White suite comprising free standing bath, wall hung WC, wash basin with cupboard under, walk in shower, large sauna, attractive floor and wall tiling, underfloor heating and 2 double glazed windows facing rear.

First Floor

Landing

Velux window facing rear and doors to the 4 bedrooms and family bathroom.

Bedroom 1

Built in double wardrobe, two additional built in double wardrobes and cupboards over, radiator and double glazed window facing front incorporating sliding door to Balcony overlooking the large & private front garden.

Bedroom 3

Two storage cupboards, radiator and 2 Velux windows.

Bedroom 4

Built in storage cupboards including large boiler cupboard/drying room with Viessmann central heating boiler, radiator and double glazed window facing front incorporating sliding door to Second Balcony with views over the large & private front garden.

Bedroom 5

Built-in wardrobe with cupboard over, radiator and Velux windows to side and rear.

Family Bathroom

Bath in tiled surround with tiled steps, twin wash basins set in tiled surround, WC, bidet, heated towel rail and 2 Velux windows facing rear.

Outside

Double Garage

Up and over door, side wood store and Greenhouse over.

Private rear Garden

Lawn, paved pathways, tree's including apple tree, boundary hedging and gate to rear walkway.





General Information

Tenure
Freehold

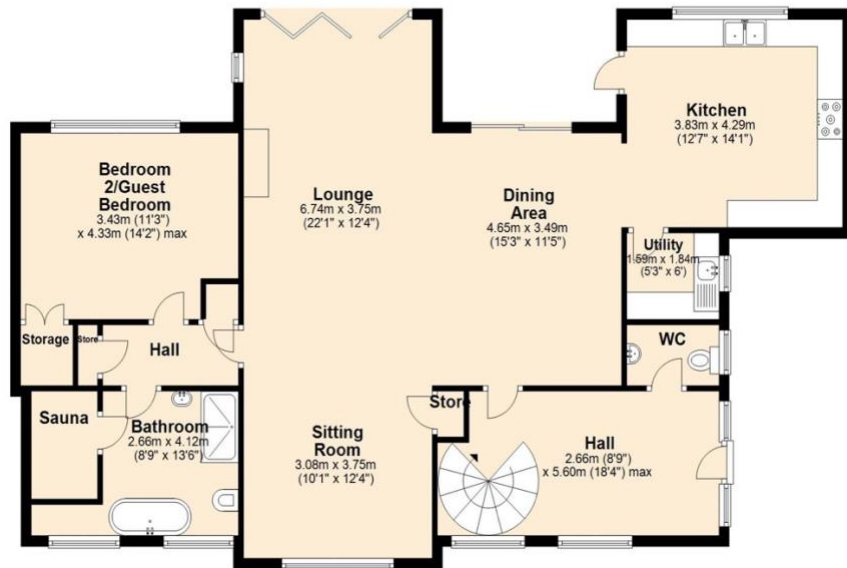
Council Tax Band
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Services
All mains services are connected.

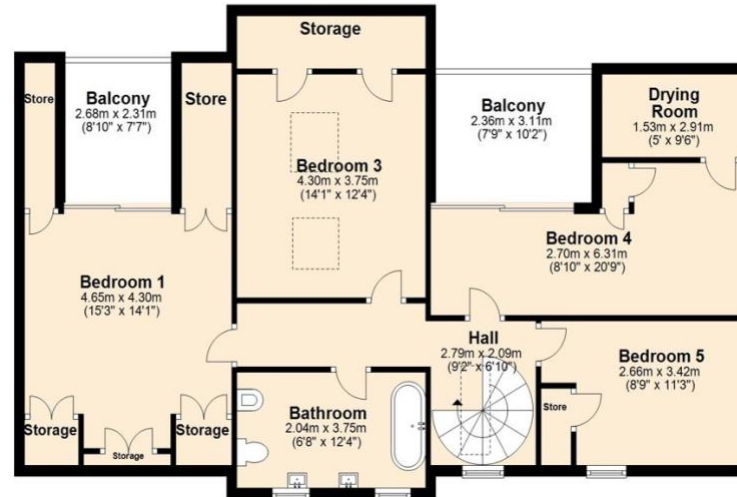
Broadband
Fast Broadband is available from several suppliers.

Viewing: Call 0121 353 6212 or 07768 035065 or email: mark.bentley@exp.uk.com
To view this super property.

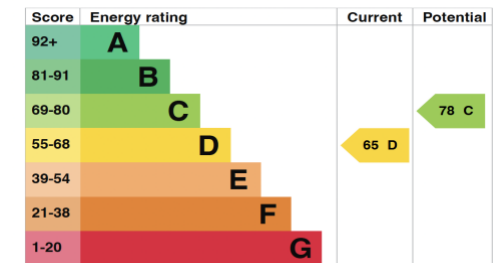
Ground Floor
Approx. 124.2 sq. metres (1337.4 sq. feet)



First Floor
Approx. 93.7 sq. metres (1009.1 sq. feet)



Total area: approx. 218.0 sq. metres (2346.5 sq. feet)



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.