



A south west facing ground floor apartment of generous size and period character, within a mature garden setting in this sought after city location.

£365,000



Approached from a long private shared drive that leads off Borrowcop Lane, Borrowcop House is a fine period property located in arguably one of Lichfield's best residential areas, equally convenient for the city centre and the south Lichfield A38 connection leading onto the A5, M6 toll road and M42 etc.

Borrowcop House stands in its own mature grounds and has garaging for all five apartments, together with general visitor/owner parking facilities.

The ground floor apartment we are selling, benefits from a prime south facing garden outlook and with ample garden space to relax in your favourite chair.

An impressively spacious communal main hall and stair gives access to the five apartments and a personal front door leads you into the ground floor apartment hall which gives a central point of access to the majority of rooms.

Leading off the hall is a large and welcoming combined lounge/dining room with sash framed bay windows to the east and south side, including electric remote controlled blinds, high level ceiling and a focal point traditional fireplace.

Leading off the lounge/dining room is a bespoke fitted traditional styled kitchen with white fronted base and wall units, hard wood block worktops, Belfast sink, cooker, hob, fridge freezer and dishwasher included in the sale, front aspect window and splash back tiling.

The master bedroom is also of elegant style and proportions and has dual aspect sash windows with remote control electric blinds fitted and a built in triple fronted wardrobe.

Bedroom two is large enough to accommodate a double bed and has a foldaway bed that will be left as part of the sale. There is also a rear garden access door.

The bathroom is appointed with a traditional white and chrome suite with tiled walls to include a walk in double shower unit, low level WC and wash hand basin.

Outside, single garage of brick and tile construction in a block of six.

Ample owner and visitor parking areas.

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

Leasehold with approximately 991 remaining, however, the Freehold to Borrowcop House is collectively held and managed by the five apartment owners.

Service charge currently £2200 per annum.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/18092023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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