



73 Borrowcop Lane,  
Lichfield WS14 9DG

Downes & Daughters  
ESTATE AGENCY

73 Borrowcop Lane,  
Lichfield WS14 9DG  
£750,000

A rare opportunity to purchase an exceptional split level bungalow occupying an impressive plot, where two of Lichfield's most desirable roads meet. Flawlessly presented in a tasteful contemporary style throughout and flooded with natural light, this delightful home offers a wonderfully attractive and modern layout, extending to over 1,844 square feet, in an enviable position within this prestigious enclave of South Lichfield. The property has been fully renovated by the current owners and offers flexible accommodation with only five steps separating the kitchen and the rest of the accommodation. The stunning kitchen has a large central island and floor to ceiling windows and leads to the utility room and guest cloakroom. Those five steps then lead up to inner hallway with good amounts of storage and double height ceilings, a spacious living room with gas log burner and sliding doors to a front balcony and bi-fold doors opening to a striking orangery which can be completely opened to the garden on two aspects when the weather allows. The internal accommodation is then completed with three bedrooms and a modern family bathroom with high quality oak doors complimenting each room. Externally the property benefits from an impressive, south facing, lawned front garden with a balcony sun terrace and a gated private driveway. A lower level double garage and store room has an electric roller door and the beautifully presented rear garden benefits from great levels of privacy and has a neat lawn, stylishly planted borders and patio seating areas.

Viewing is essential to appreciate the individual nature of this home and its position within the road, which happens to fall within the King Edward's catchment area.

**INTERNAL ACCOMMODATION**

Showpiece Kitchen Diner Fully Loaded With Integrated Appliances & A Large Central Island • Utility Room With Access To Side Return • Guest Cloakroom • Five Steps Lead To... • Inner Hallway With Double Height Ceilings & Great Amounts Of Fitted Storage • Living Room With Gas Log Burner Style Stove & Sliding Doors To Front Balcony • High Quality Orangery With Underfloor Heating, Ceiling Lantern & Two Sets Of Bi-Fold Doors To Rear Garden • Bedroom One With Fitted Wardrobes • Bedroom Two • Bedroom Three • Family Bathroom With Separate Bath & Shower

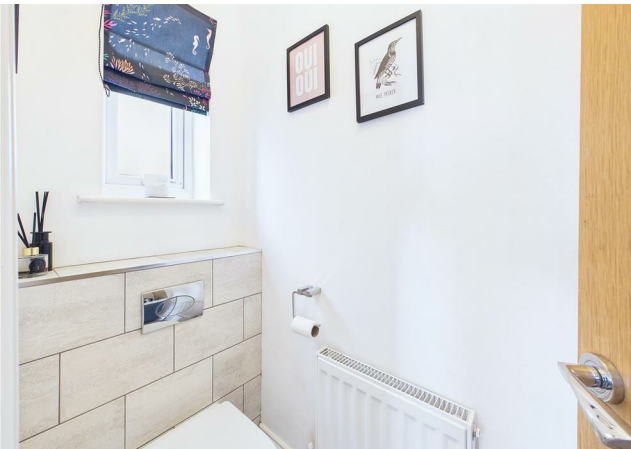
**OUTSIDE**

Manicured Front Garden With Neat Lawn Stylish Borders & Balcony Seating Area • Private Gated Driveway Providing Ample Parking For A Number Of Vehicles • Double Garage With Electric Roller Door • Boiler/Store Room • Beautifully Presented Rear Garden • Manicured Lawn With Raised Borders & Patio Seating Areas • Gated Side Access

**FURTHER INFORMATION**

Freehold (TBC by solicitor) • Council Tax Band ? • Gas Central Heating • Upvc Double Glazing • Energy Rating ? • All Mains Services • King Edward's Catchment Area

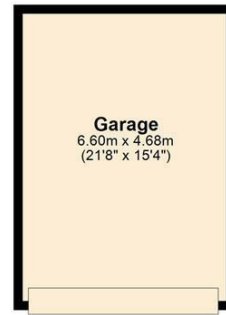
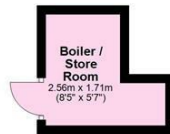






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales		EU Directive 2002/91/EC

**Sub-floor Garage & Boiler/Store Room**  
Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 171.3 sq. metres (1844.0 sq. feet)



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