

65 BORROWCOP LANE
LICHFIELD
WS14 9DG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A masterpiece of modern design, ultra-contemporary family residence. step into a world of architectural excellence and refined elegance with this cutting-edge, ultra-modern residence; a truly stunning property that blends luxurious living with forward-thinking design in every corner.

Ground floor:

Reception hallway
Wooden and glass panelled staircase to first floor
Walk-in storage/cloak room
Guest WC
Study
Drawing room
Kitchen/family/family dining area with sky light
Gymnasium
Side Hall from the gymnasium with staircase to the games room above
Boiler room Utility room with access to garage

First floor:

Grand first floor landing
Principal Bedroom with walk-in dressing room that include built-in wardrobes, ensuite shower room
Family Bathroom with bath and separate shower
Bedroom number two and bedroom number three each have a walk-in wardrobe, ensuite shower room
Bedroom number four and bedroom number five both overlooking rear gardens

Gardens and Grounds:

Immaculate boarder hedges tucked neatly behind a pony wall
Grey Brick paved drive
Security gate
Brick paved circular style driveway
Wrap-around stone paved patio for alfresco dining and entertaining guests
Side raised flower beds for planting beautiful flowers of fragrant herbs
Lawned section in front garden with mature trees and privacy hedges
Double garage
Stunning modern exterior with decorative planters
Laid to lawn rear garden
Multi-level rear garden with pony walls and steps
Patio seating area for entertaining guests on the second level of the garden
Storage shed

EPC Rating: B

Approximate Gross Internal Area: 4,724 Sq Ft (439 Sq M)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

This property offers residents an enviable blend of suburban tranquillity and urban convenience. The property benefits from proximity to the South Side of the Cathedral City of Lichfield where a range of amenities, including shops, cafes, and restaurants, providing convenient access to everyday essentials and leisure pursuits. Nearby schools such as Christ Church Primary School, St Michaels Church of England Primary School, King Edward VI and Lichfield College which offer quality education options for families with children. Purchasers are advised to check with the Council for up-to-date information on school catchment areas. For leisure and recreation, Beacon Park, with its sprawling green spaces, picturesque lake, and recreational facilities, is just a short distance away. Residents can enjoy leisurely strolls, picnics, and outdoor activities amidst the park's scenic surroundings. Additionally, Lichfield Golf & Country Club provides opportunities for golf enthusiasts to indulge in their favourite sport and socialise with fellow members. Close to the property is the Lichfield and Hatherton Canal. The Canalside path is ideal for walking and connects to Darnford Moors nature reserve. Enjoy easy access to major roadways such as the A38 and M6 Toll, providing convenient connections to Birmingham city centre and other neighbouring towns and cities. Nearby train stations, including Lichfield City and Lichfield Trent Valley, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

Description of Property

Ground Floor

From the moment you enter the impressive reception hallway, you're greeted with a striking wooden and glass panelled staircase that sets the tone for the meticulous design throughout. The ground floor offers an intelligently arranged layout, beginning with a walk-in storage cloakroom and a guest WC that boasts a bespoke wash basin, sleek black tiling, and a designer chrome towel warmer. A serene study with walnut flooring provides a private workspace, while the drawing room offers a sophisticated ambiance, centred around a contemporary black granite gas fireplace. The formal dining room, with its elegant French doors, opens directly onto the rear patio, creating a seamless transition between indoor and outdoor dining. The heart of the home lies in the breathtaking kitchen and family living area, where luxury meets functionality. Featuring jet black granite work surfaces, a central island with induction hob and breakfast bar, integrated triple ovens, fridge and freezer, a wine cooler, and a hot water tap, this space is as beautiful as it is efficient. A show-stopping skylight floods the space with natural light, while fold-away windows blur the boundaries between inside and out. The open-plan design continues into a relaxed seating area and informal dining space, all laid over gleaming white porcelain floors.

The ground floor also includes a fully equipped gymnasium, a utility room with garage access, a boiler room, and a side hallway that leads to a staircase rising to the games room above the garage.

First Floor

Ascending the magnificent staircase to the first floor, you're welcomed by a grand landing that introduces the exquisite private quarters. The principal bedroom suite features a generous walk-in dressing room with built-in wardrobes and a showpiece ensuite with twin wash basins and a sleek, walk-in shower. Bedrooms two and three each include their own walk-in wardrobes and private ensuite shower rooms, offering comfort and privacy for family or guests. Bedrooms four and five enjoy panoramic views across the beautifully manicured rear gardens, completing this remarkable upper level. A well-appointed family bathroom with both bath and separate shower ensures comfort and style for all.

Gardens and Grounds

Externally, the property impresses at every turn. Enter through a secure gated entrance onto a grey brick paved circular driveway, flanked by immaculate border hedges and decorative planters that echo the home's modern aesthetic. The wrap-around stone patio of the rear garden offers the perfect setting for alfresco dining and entertaining, with side raised flower beds ideal for vibrant flowers or fragrant herbs. The rear garden is a masterpiece in itself; a multi-level landscaped haven with pony walls, structured steps, and lush lawns surrounded by mature trees and privacy hedging. At its heart lies a second-level patio, ideal for evening gatherings. A storage shed is discreetly tucked away among the trees, maintaining the garden's clean and curated appearance.

A double garage completes this extraordinary offering. A true showcase of modern living, combining design excellence, practical luxury, and serene outdoor beauty in perfect harmony.

Distances

Lichfield Golf & Country Club - 5.0 miles

Whittington Golf Club - 1.6 miles

Lichfield - 0.9 miles

Sutton Coldfield - 7.4 miles

Birmingham - 14 miles

Birmingham International/NEC - 16 miles

M6 - 12.0 miles

M6 Toll - 3.5 miles

M42 - 8.6 miles

(Distances approximate)

Directions from Aston Knowles

Via London Road

Head north-east on Midland Dr towards Westhaven Rd, turn right onto Coleshill St, turn right onto High St/A5127, continue, turn right onto Tamworth Rd/A453, follow London Rd to Tamworth Rd/A51 in Lichfield, at the roundabout, take the 1st exit onto London Rd/A38, at Swinfen Interchange, take the 2nd exit onto London Rd/A5206, continue on Tamworth Rd/A51, turn right onto Tamworth Rd/A5, turn left onto Quarry Hills Ln, turn left onto Borrowcop Ln, The property is on the right hand side of the Lane.

Terms

Tenure: Freehold

Local Authority: Lichfield District Council

Tax Band: G

Average area broadband: 500 Mbs full Fibre

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Fixtures and Fittings

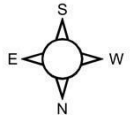
These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

We understand that mains water, gas and electricity are connected.



Borrowcop Lane, Lichfield
Approximate Gross Internal Area
Main House = 4287 Sq Ft/398 Sq M
Garage = 437 Sq Ft/41 Sq M
Total = 4724 Sq Ft/439 Sq M



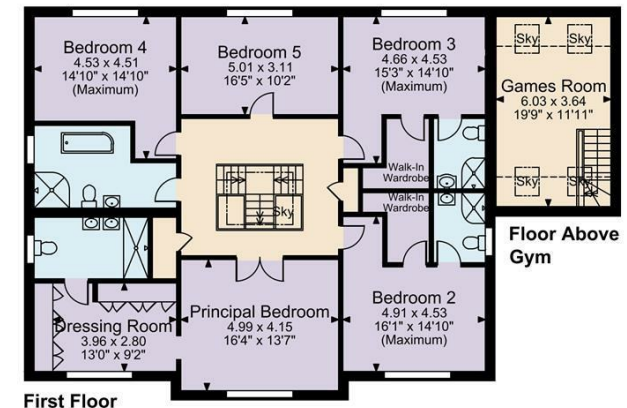
Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: May 2025
 Particulars prepared: May 2025

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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