



15 Devonshire Road

Prenton | Birkenhead



LARCH  
PROPERTY



# 15 Devonshire Road

Prenton, Birkenhead  
CH43 4UP

A sizable end of terrace Georgian house, divided into a portfolio of 7 self-contained flats, all well-presented, generating a steady, substantial income.

## FANTASTIC INVESTMENT OPPORTUNITY

- In total 2,865 sq ft (266.2 sq m)
- LOWER GROUND FLOOR :- Flat 7:- Living/Dining room, double bedroom with en suite shower room, kitchen and store room, direct access to the communal garden with private covered wooden terrace
- GROUND FLOOR:- Flats 1 & 2 both with entrance hall, kitchen, double bedroom, bathroom
- FIRST FLOOR:- Flats 3 & 4 both with entrance hall, kitchen, double bedroom, bathroom
- SECOND FLOOR:- Flats 5 & 6 both with entrance hall, kitchen, double bedroom, bathroom
- Communal entrance Porch and staircase
- Communal easily maintained front and rear gardens with bin area
- On street parking (no permits)

## DESCRIPTION

15 Devonshire Road presents a rare and excellent investment opportunity in the popular area of Prenton near to Oxton Village. This grand, stone faced Georgian house is Grade II listed and forms the end of the terrace, being one of three identical terraces built as a single development created for Sir William Jackson in the early 1840's.





The current owner has had twenty years of excellent return on investment and has done a continuous improvement and close management scheme.

There are seven self-contained flats accessed through a well-maintained communal area with original staircase. Six flats are studio flats with double bedrooms, kitchen and bathroom, all beautifully presented with modern fittings, with the seventh flat being lower ground floor having a living/kitchen room, double bedroom with en suite shower room, kitchen and storeroom. The access is controlled via a centralised mobile phone call and lock system.

Each flat is fully furnished with a double bed, wardrobe, chest of drawers, table and chairs, with fully fitted kitchen. The building is equipped with a centralised Wi-Fi internet connection system, managed by Landlord broadband (Cap B), which provides a highspeed internet connection to all flats.

### GARDENS & GROUNDS

There are specimen trees and shrubs that front the road, with the front garden consisting of a brick pathway to the original front door and porch. The front garden has small areas of lawn. The rear communal garden is accessed via a locked gate and consists of a central gravelled seating area with mature trees and flower borders, all encompassed by wooden garden fencing. The lower ground floor flat has a private covered seating area.

### FINANCIALS

- Current Income: £42,060 per annum (Gross)
- Approximately 7% return on investment







## INVESTMENT HIGHLIGHTS

- **Prime Location:** Close to Birkenhead Park, within an excellent area on a quite residential street
- **Versatile Property:** Suitable for a range of residential tenants.
- **Income Growth Potential:** Opportunity to increase rental income by aligning with market rates.
- **Very low void rate:** with professional tenants in situ

## LOCATION

Prenton is a small suburb of Birkenhead and is an attractive proposition for the professional or young families looking to set up home. If getting outdoors is your thing, there are a host of beautiful green open spaces available for walks and bike rides. However, for a really great day outdoors, head over to Birkenhead Park, opened in 1847, the park is said to be the inspiration for Central Park in New York and boasts some stunning structures, including the Grand Entrance, Roman Boathouse and Swiss Bridge. As well as 226 acres of open parkland, Birkenhead Park also has a large adventure playground, two cricket clubs, tennis courts, football pitches, two large lakes for fishing and their own Rugby Club. Prenton is also the home to Tranmere Rovers football club.

One of the great things about living in Prenton is that everything is within easy reach. Woodchurch Road, which is the main road running through Prenton, is home to a host of great shops, cafes and pubs. There are two major supermarkets – Sainsbury's and Aldi – as well as other handy shops such as Boots, Kwik Fit and local hardware store Rightway.

The nearby popular Oxton village is home to Fraiche, the Wirral's only Michelin-starred restaurant.

The M53 is a short drive away, as is the Kingsway Tunnel into Liverpool centre. There are three railway stations nearby, Birkenhead Park, North Birkenhead and Conway





Park all facilitating easy access to Liverpool central and the wider railway network.

#### DISTANCES IN APPROX. MILES

Central Liverpool 4m | M53 2.5m | Chester 21m  
Liverpool John Lennon Airport 13m

**Postcode:** CH43 4UP. What3words: same.pretty.later

#### PROPERTY INFORMATION

**TENURE:** Building Freehold, all flats subject to Assured Short Hold Tenancies, tenancy schedule available on request.

#### EPC's:

Flat 1, 2, 3 & 7, D rated

Flat 4, C rated

Flat 5 & 6, E rated

**SERVICES:** Mains water, electricity, gas, drainage, mains gas central heating, all flats independent with their own gas, water & electrical metered supplies. Mains fire alarms are maintained by Wirral Fire Servcies.

#### LOCAL AUTHORITY:

Wirral (Metropolitan Authority) Tel: 0151 606 2002

**COUNCIL TAX BAND:** All flats rated "A" band, amount payable 2025 £1,508.97

#### AGENTS NOTES:

- The property is Grade II listed
- The neighbouring property has a right of way over the front garden for access

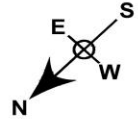




Devonshire Road, Oxtou

Total Approx. Floor Area 2865 Sq.ft. (266.2 Sq.M.)

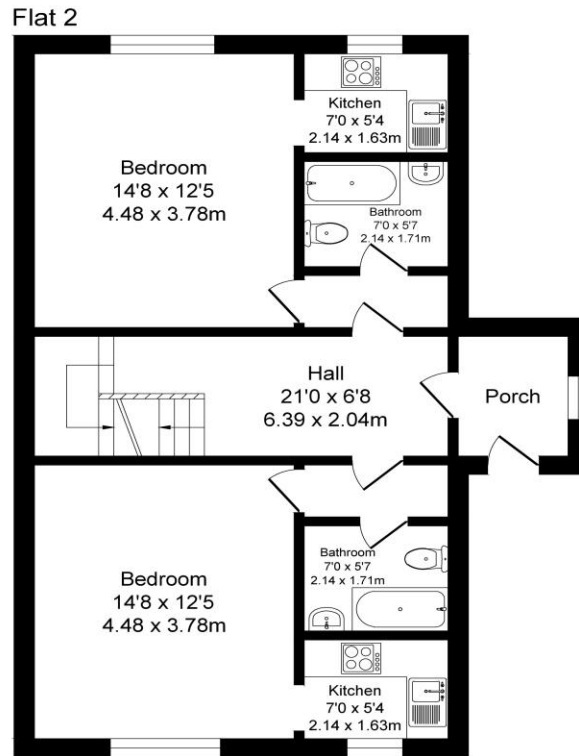
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Flat 7

Lower Ground Floor

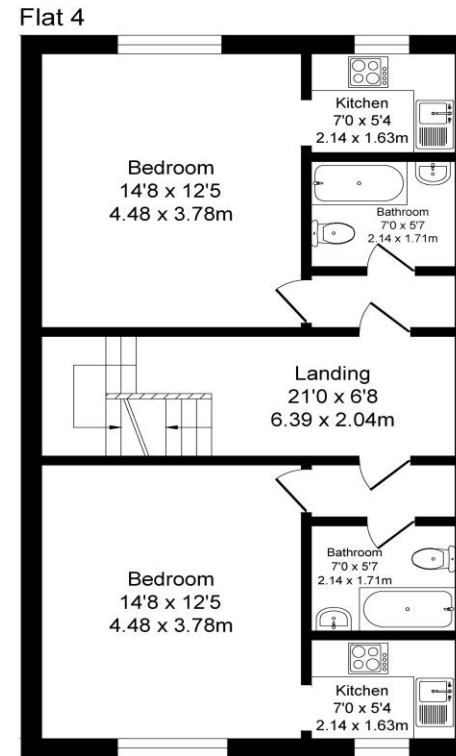
Approx. Floor  
Area 659 Sq.Ft  
(61.2 Sq.M.)



Flat 1

Ground Floor

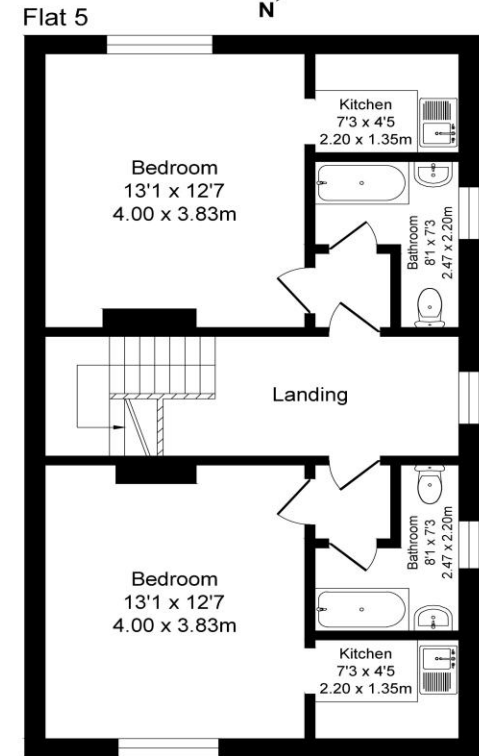
Approx. Floor  
Area 760 Sq.Ft  
(70.6 Sq.M.)



Flat 3

First Floor

Approx. Floor  
Area 723 Sq.Ft  
(67.2 Sq.M.)



Flat 6

Second Floor

Approx. Floor  
Area 723 Sq.Ft  
(67.2 Sq.M.)



**LARCH**  
PROPERTY

Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)

Email: [info@larch-property.co.uk](mailto:info@larch-property.co.uk)

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.