



BerkeleyShaw
REAL ESTATE

11 Blundell Grove, Liverpool, L38 9EA

Asking Price £375,000

Welcome to this beautifully presented detached home in the heart of the ever-popular Hightown Village — perfectly placed for coastal walks, the sandy beach, local pub, shops and the train station providing easy access into Liverpool city centre.

Originally designed as a four-bedroom property, the home has been thoughtfully reconfigured to offer three generous double bedrooms. The impressive main bedroom now enjoys its own dressing room and an en-suite shower room, with a Juliet balcony allowing plenty of fresh air and natural light. The two further double bedrooms are both spacious and bright, served by a contemporary family bathroom.

Downstairs, the layout is ideal for modern family living. The large L-shaped lounge and dining area opens through double patio doors onto the SOUTH FACING gardens, which wrap around the corner plot and offer excellent space for entertaining or relaxing in the sun. To the front is driveway parking and to the side a lean to style shed ideal for storage.

At the heart of the home is a recently fitted Wickes kitchen, complete with integrated Bosch and Neff appliances, sleek cabinetry and a central island for casual dining and social gatherings.

The garage has been tastefully converted to create a versatile additional reception room could be utilised as a downstairs bedroom, playroom, home office or cosy snug.

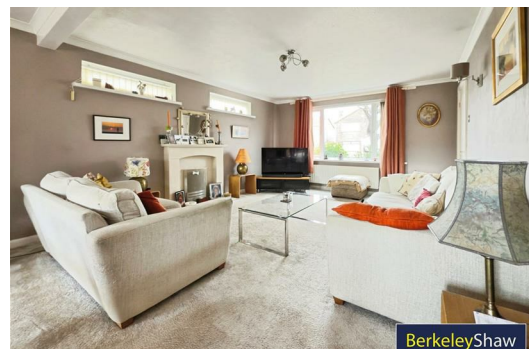
This is a wonderful opportunity to purchase a well-appointed family home in one of the area's most sought-after coastal villages.



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Hall

Lounge/Dining Room

26'7" x 14'7" (8.11 x 4.46)

Spacious L Shaped room with double patio doors onto SOUTH facing garden, focal gas living flame fireplace, fitted carpets. Door to kitchen and hallway. Window to front aspect.

Kitchen

13'10" x 10'0" (4.22 x 3.06)

Wickes kitchen with a range of base and high level fitted cupboards, central island, integrated eye-level Neff oven and grill and Bosch Gas cooker with over extractor. Wood effect laminate flooring, one and half sink with drainer with windows to garden. Door to side lean to/shed storage area. Door to hall and dining room.

Family Room

17'0" x 8'3" (5.19 x 2.52)

Converted from Garage and ideal for home office, play room or Snug.

Cloakroom & WC

Cloakroom area leading through to WC with sink and window.

Bedroom 1

11'2" x 16'7" (3.41 x 5.08)

Large DOUBLE with dressing room and ensuite shower room, Juliet balcony to the front aspect, built in wardrobe, fitted carpets.

Bedroom 2

12'9" x 13'3" (3.90 x 4.06)

Large DOUBLE

Bedroom 3

12'8" x 9'6" (3.87 x 2.90)

LARGE DOUBLE

Ensuite Shower Room

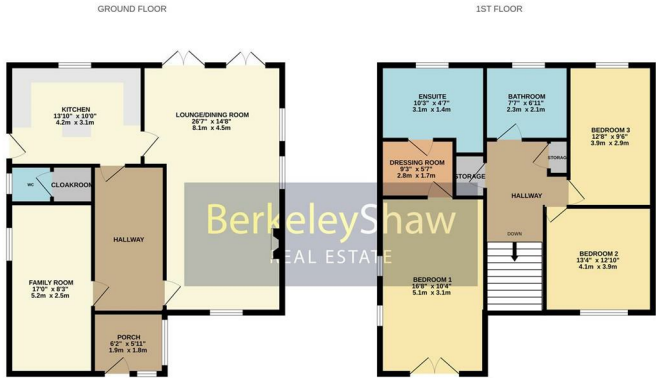
4'7" x 10'3" (1.40 x 3.13)

Family Bathroom

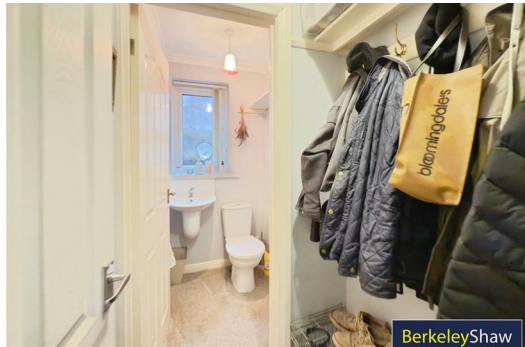
7'7" x 6'11" (2.32 x 2.11)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any progressions provided. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Plans will be made to scale.



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