



## 31 Willow Grove, Wirral, CH46 0TU Offers In The Region Of £325,000



Set in a charming area of Willow Grove, Wirral, this delightful detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting lounge offers a comfortable setting for family gatherings, while the modern kitchen is perfect for culinary enthusiasts, featuring contemporary fittings that enhance both style and functionality.

The property is thoughtfully designed with a family bathroom and a separate WC, ensuring convenience for busy households. Additionally, the large workshop to the side aspect presents a unique opportunity for those seeking extra storage or a dedicated space for hobbies and projects.

Off-road parking for one vehicle is available at the front of the property, adding to the convenience of this lovely home. The combination of practical living spaces and the potential for personalisation makes this semi-detached house a wonderful choice for anyone looking to settle in a friendly neighbourhood.

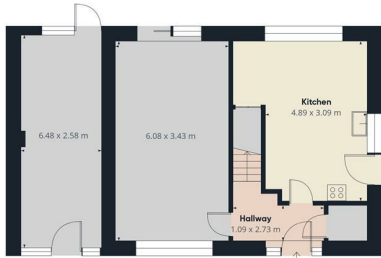
With its appealing features and prime location, this property is not to be missed. Whether you are a first-time buyer or looking to expand your property portfolio, this home in Willow Grove is sure to meet your needs and exceed your expectations.

- Three Bedrooms
- Detached House
- One Reception Room
- Modern Kitchen
- Modern Bathroom
- WC
- Large Side Room/Storage Area
- Off Road Parking
- Rear Garden
- EPC Rating TBC

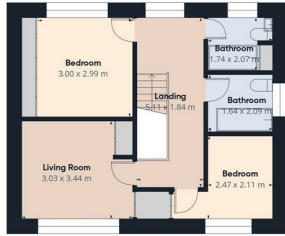
### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





Floor 0



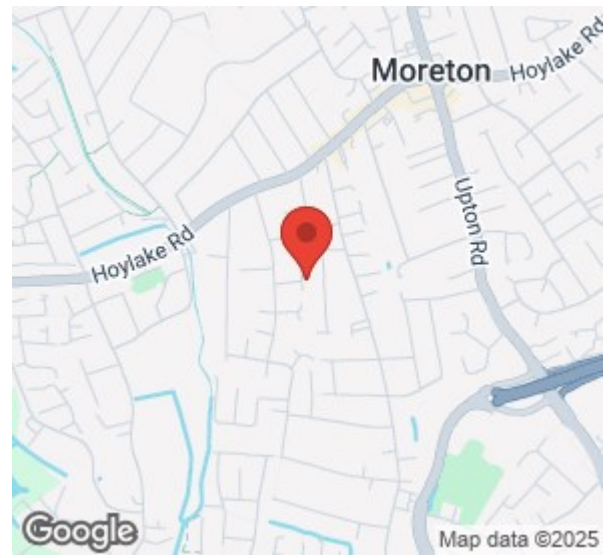
Floor 1

Approximate total area\*  
104.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

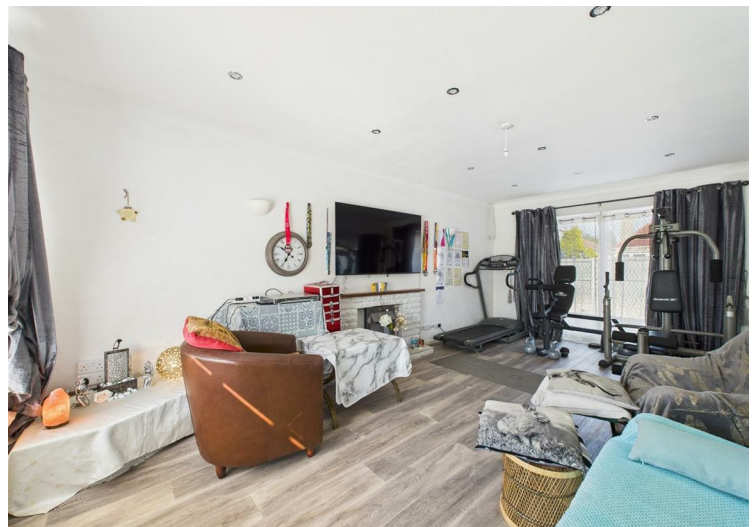
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE360



#### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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