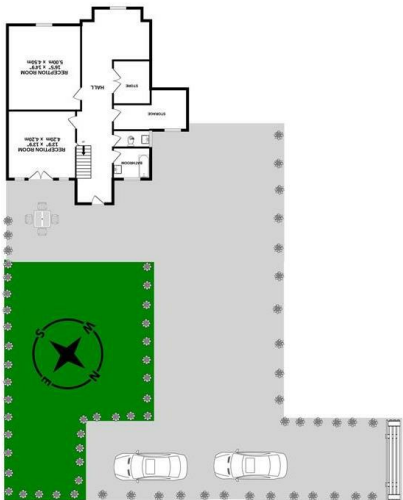
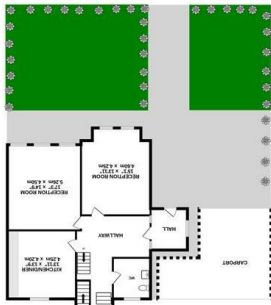
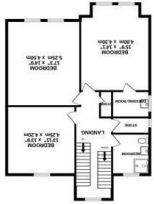
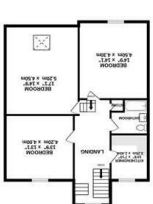


Brennan Ayre O'Neill
Estate Agents | Surveyors | Property Managers



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 4291 sq.ft. (398.7 sq.m.) approx.

1st Floor (approx. 1000 sq.ft.)

2nd Floor (approx. 1000 sq.ft.)

3rd Floor (approx. 1000 sq.ft.)

4th Floor (approx. 1000 sq.ft.)

Brennan Ayre O'Neill

Shrewsbury Road, Oxton CH43 2HZ

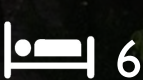
Guide Price

0151 608 8586

prenton@b-a-o.com

377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com



£549,950

First though to the entrance; a gorgeous, welcoming entrance at that too. Both main reception rooms are to the front of house with a family kitchen/breakfast room to the rear. Here, at ground floor are utility and cloakroom facilities.

Within the basement accommodation are two principle rooms and a bathroom, together with one or two ancillary rooms and spaces. The windows and French doors to the rear garden here are in a Pvc finish. (All the windows to the rear elevation of the house have also been replaced in a Pvc double glazed finish whilst the original front windows have been retained and are fitted with aluminium secondary glazing). A full bathroom suite services this floor. Studying the floor plan will draw your attention to the possibility of semi-independent living here with some adaptation.

Up at first floor are three double bedrooms, two replicating the sizes of the reception rooms, one having access to a walk-in dressing room area with basin (obvious potential en suite facility space). At this floor there is also a nicely proportioned shower room with a sizeable airing cupboard opposite.

We would also highlight the height of the second floor - as roomy as the basement - excellent ceiling height from landing to bedroom, bathroom and utility. With regards to further useful information we can confirm that the house has a solar thermal hot water system that in summer will provide all the hot water, as well as a solar PV array, with the benefit of FIT payments.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute and part of an offer or contract. Intending purchasers should not rely on them as statements or 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 this property. We have not tested any services nor appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.



Outdoors

The first thing to appreciate perhaps is that of the aspect - the property has a particularly attractive view up towards Arnside Road and a view of St Saviours Church; the rear aspect is also not overlooked and neatly framed by a selection of trees to the boundary.

If you Google Map our property - CH43 2HZ - you'll see how the garden lies and how the drive for off road parking for a number of cars with access off Lorne Road. There's also a car port with an EV charging point. You may also appreciate at what point along Shrewsbury Road the house is located - Wellington Road shops less than 5 minutes walk, Oxton Village, with its Post Office, 10 minutes, St Saviour and the Caernarvon Castle is probably around an 8 minute walk, Birkenhead School 10 mins. Doctors Surgery and Pharmacy and the Williamson Art Gallery, 15 minutes. Birkenhead Park Station is 10 mins by bike, via Birkenehead the Park. , towards the main artery for access to the tunnel.

