

Victoria  
Gardens

### Childrens Nursery

Stone

45.1m

+ 46.3m

SHREWSBURY ROAD

48.2m

## Surgery

Palm View

PALM HILL

TELFORD CLOSE

52.7m

## Freehold

EPC

## Council Tax

Rydal Manor

Hall

# Shrewsbury Road, Oxtou

Guide Price  
£975,000

Promap 177921

● LANDMARK INFORMATION



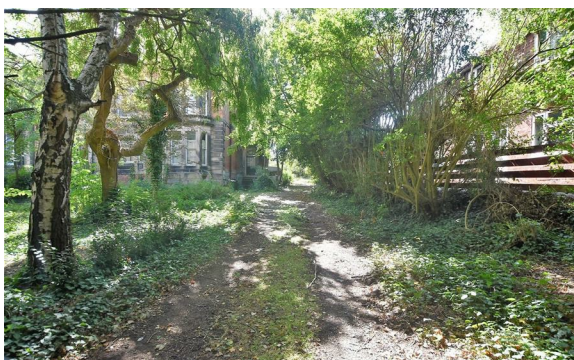
On the instructions of our clients, this development opportunity comes for sale with a Guide Price of £975,000. This is an especially rare opportunity to acquire a pair of four storey Victorian semi detached houses set in substantial gardens with the site extending to approximately 0.804 Acres (3256 sqm). The properties are in a poor state of disrepair and comprise approximately total floor area of 1040 sqm, (11,110 sq. ft.) The site location sits within the Oxton Conservation Area and in close proximity to Oxton Village.

1 & 3 Shrewsbury Road, CH43 1UU, comprises a large pair of mid Victorian four storey semi detached house in a very poor state of disrepair. They stand on substantial garden plots with a combined total area of approx. 0.8 acres. There are separate entrances and driveways to both No.1 & No.3. A detached outbuilding stands to the rear boundary of the site. Given the conservation status, we expect TPOs to be in force.

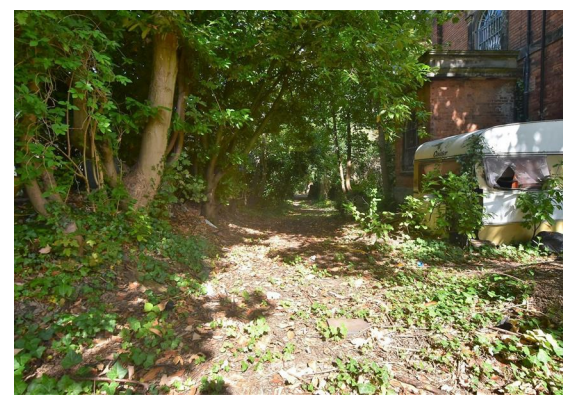
For clarification, no form of planning has been applied for for these two freehold dwellings. We understand the properties are not listed buildings. They are within the Oxton Conservation Area.

The properties sit along Shrewsbury Road, close to the junction of Palm Hill and Columbia Road, both leading to Oxton Village, just a few minutes walk. Access to the tunnel for Liverpool is a five to ten minute car journey whilst Birkenhead School (Co-ed); BHSA for girls and St Saviour's Primary School are all very close by. For you Sat Nav: CH43 1UU

Please contact the Prenton branch of Brennan Ayre O'Neill for a viewing: [Prenton@b-a-o.com](mailto:Prenton@b-a-o.com) or Tel: 0151 608 8586





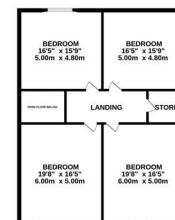
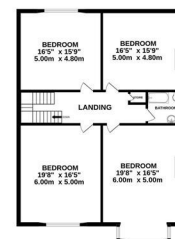
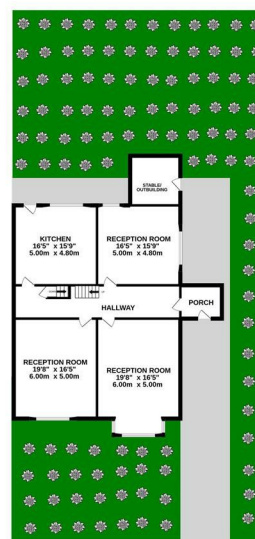
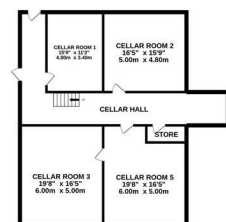


BASEMENT  
1399 sq ft. (130.0 sq.m.) approx.

GROUND FLOOR  
1399 sq ft. (130.0 sq.m.) approx.

1ST FLOOR  
1399 sq ft. (130.0 sq.m.) approx.

2ND FLOOR  
1399 sq ft. (130.0 sq.m.) approx.

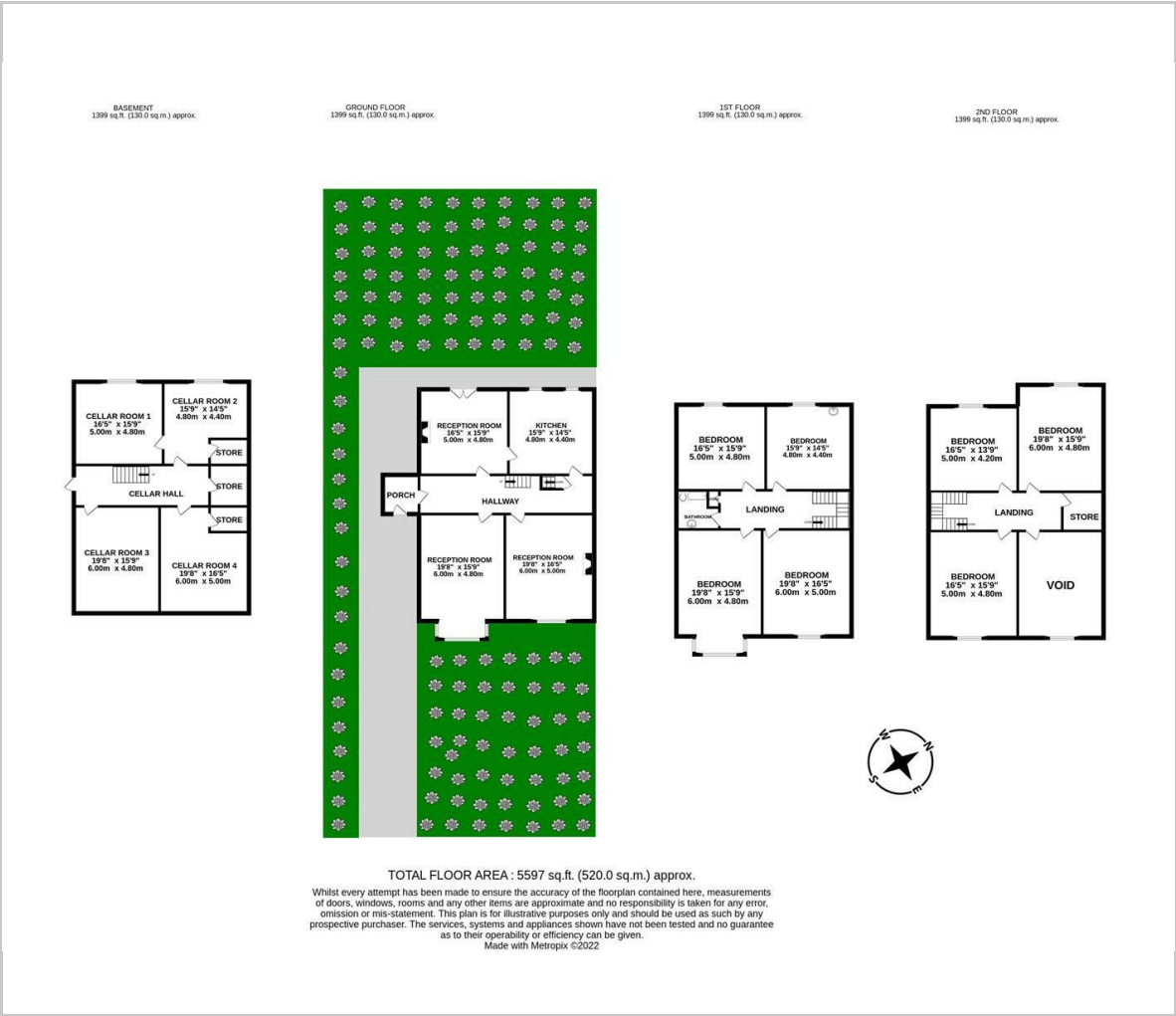


TOTAL FLOOR AREA: 5597 sq.ft. (520.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dimensions, areas and any other data are approximate and no responsibility is taken for any 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.



Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.