



The Green, Caldy, Wirral CH48 2LA

- Executive Three Bedroom Detached Home in a Stunning Location
- Hallway, W.C, Lounge, Dining Room and Well Fitted Kitchen Diner
- Private Beautifully Landscaped Front Garden Enjoying a Sunny Aspect
- Direct Rear Aspect onto Lovely Communal Gardens Known as The Green
- Spacious Accommodation Appointed to a Superior Specification
- Three Sizeable Double Bedrooms and a Luxurious Four Piece Bathroom
- Benefiting from Off Road Parking and a Detached Double Garage
- Prestigious Area of Caldy - Viewing Strongly Recommended



£630,000 – No Onward Chain



















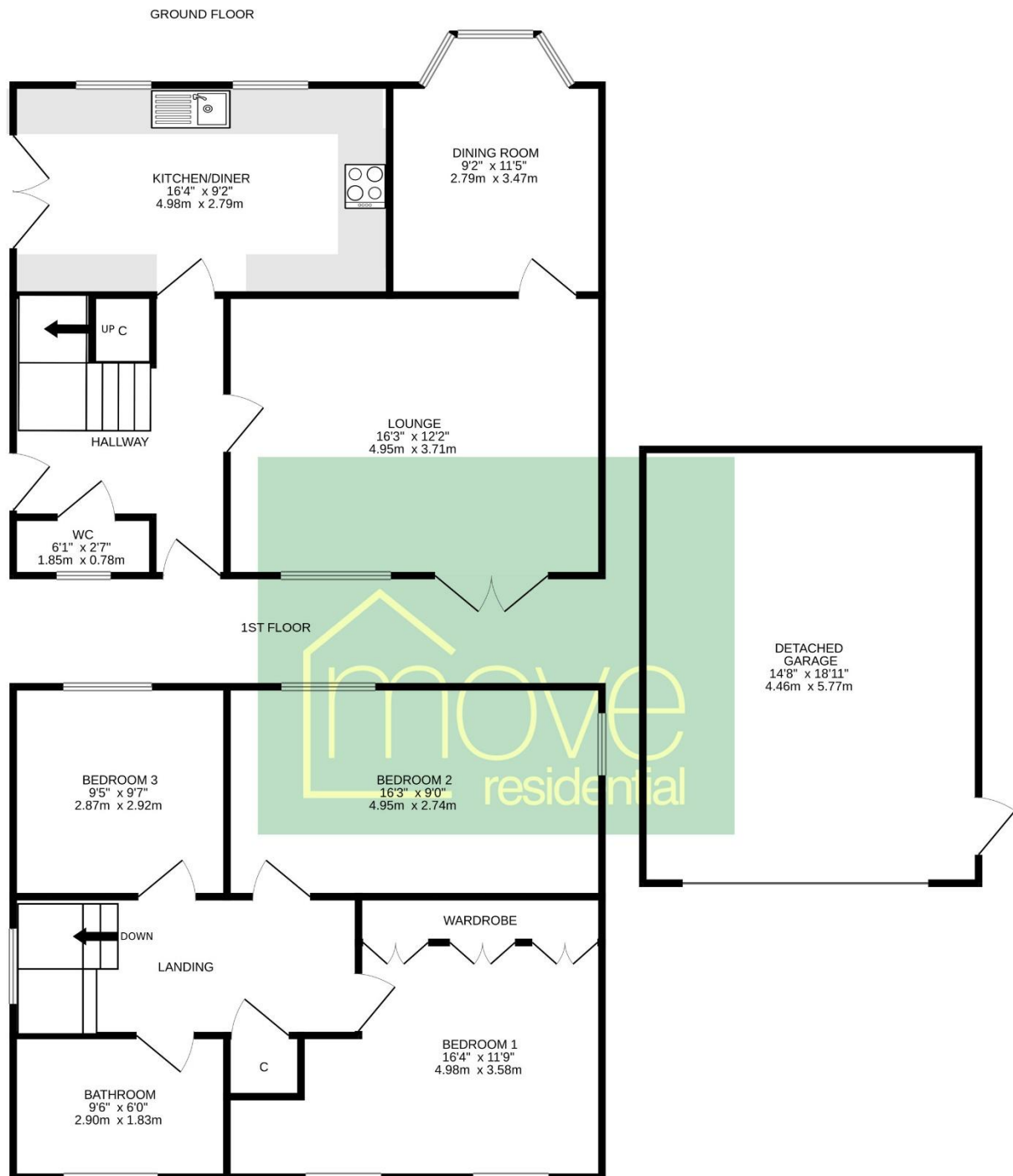












TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

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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Description

This executive three bedroom detached residence is situated in the highly prestigious area of Caldy and is offered for sale with no onward chain. Recently fully renovated to an exceptional standard, this stunning home combines contemporary style with classic charm. The refurbishment includes brand new interior and exterior doors, windows, gutters and fascias. Inside, improvements include a luxurious new four piece bathroom, downstairs W.C, new carpets and beautifully refurbished parquet flooring enhance the stylish, bright, and spacious living spaces, which extend to over 1,300 square feet.

The property enjoys a beautifully landscaped private front garden with lawn and porcelain tiles, perfectly positioned to make the most of a sunny aspect. To the rear, the home benefits from direct access onto a tranquil communal green, creating an idyllic backdrop and a sense of peace rarely found in such a prime location. On the ground floor, a welcoming hallway leads to a spacious lounge with a feature fireplace and patio doors opening onto the front garden, creating an inviting space for family life or entertaining. A separate dining room and a modern, well fitted kitchen diner with a comprehensive range of wall and base units provide versatile areas to suit every lifestyle. Upstairs, the accommodation comprises two generous double bedrooms, one with fitted wardrobes, alongside a third bedroom and a luxurious new four piece family bathroom, finished to the highest standard.

Practicality is also a key feature of this home, with ample off road parking and a large detached double garage completing the offering. With its superior specification, extensive renovation, and enviable setting, this property represents a rare opportunity to acquire a move in ready family home in one of Caldy's most sought-after locations. A closer inspection is strongly recommended to fully appreciate the size, style and quality of this magnificent residence.

Please Note: There is a charge of £364 per year for maintenance of The Green

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.