

# BERYL ROAD





# Beryl Road Noctorum



Five Double Bedrooms



Five Bathrooms



Three Reception Rooms



Private Gardens



Remote Controlled Gates

MICHELLE *Kingsbury*  
Independent Estate Agent



# Your Secluded Sanctuary Awaits

Set within a substantial plot of just under half an acre, this superb 1920s late Edwardian detached character home offers generous and versatile accommodation throughout, complemented by a refurbished two-storey detached annexe.

The main house provides three reception rooms, including an open-plan kitchen/living space with a log burner, ideal for modern family living.

To the first floor are four double bedrooms, each well served by bathroom facilities. The principal bedroom benefits from a luxury ensuite, bedroom four also enjoys a modern ensuite, while bedrooms two and three are linked by a Jack & Jill shower room. In addition, there is a ground floor shower room located conveniently off the utility area.

This beautiful 1920s detached character home features stunning bay windows that flood the property with natural light, along with original stained-glass windows that enhance its charm and character.



## Late Edwardian Family Home

The entrance hall provides an impressive welcome, setting the tone for the scale and quality found throughout the property.

Externally, the home continues to impress. A substantial covered outdoor entertaining area provides excellent space for dining and social gatherings, while the extensive private grounds offer a high degree of privacy and flexibility for family use.

The detached annexe provides further versatility, ideal for guests, extended family, or home working, and includes cloakroom facilities.

The property is approached via remote-controlled electric gates and offers parking for multiple vehicles. It is conveniently located within approximately five minutes' drive of Birkenhead School, St Anselm's College, and BHSA, with Oxtun Village and the Wirral coastline also within easy reach.



















Virtually Staged

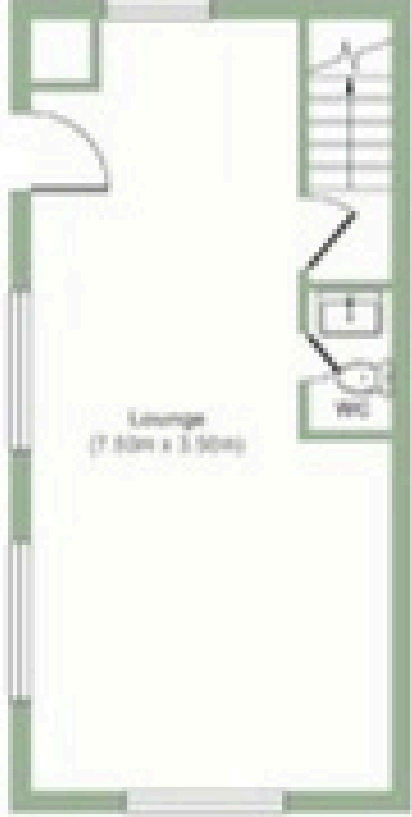




Ground Floor  
Approximate Floor Area  
(117.80 sq. m)



First Floor  
Approximate Floor Area  
(84.80 sq. m)



Area Ground Floor  
Approximate Floor Area  
(24.50 sq. m)



Area First Floor  
Approximate Floor Area  
(24.50 sq. m)

**Approx. Gross Internal Floor Area 262.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



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