



**Wychwood, Upton Wirral CH49 6DA**



**welcome to**

## **Wychwood, Upton Wirral**

This stunning five-bedroom detached home is located in a sought-after gated cul-de-sac. A great family home with an abundance of family living areas and orangery conservatory! With large gardens on all sides and with private driveway to the front this home must be viewed !



## Property Description

This brilliant five-bedroom detached home nestled within an exclusive gated cul-de-sac. This stunning family residence is located to a corner plot within the development offering further privacy.

A bright and spacious hallway that immediately impresses with its stylish design, complete with a separate cloakroom and downstairs WC. On the left is a office for those that work at home and the large main reception room with French doors to the garden.

Across the hallway is a further reception room suitable for home cinema etc.

At the heart of the home, is the breakfast kitchen, with a central island, ample storage, and extensive worktop space-ideal for both everyday living and entertaining. The large conservatory to the rear really brings the area to life with clear views to the garden. Upstairs, the landing leads to five well-proportioned bedrooms. The master bedroom has a dressing room and en-suite, with the 2nd bedroom also having en-suite facilities. There are 3 further bedrooms and a family bathroom.

The property has gardens spaces on all sides of the home and a large private driveway to the front with additional parking to the side of the garage.

Situated on a corner plot the property benefits from private gardens across the rear and side of the property which complete this brilliant family home.

Call us today to organise you appointment to view !

## First Living Room

20' 10" x 13' 6" ( 6.35m x 4.11m )

## Second Living Room

13' 6" x 9' 7" ( 4.11m x 2.92m )

## Kitchen

23' 6" x 14' 10" ( 7.16m x 4.52m )

## Laundry Room

7' 10" x 6' ( 2.39m x 1.83m )

## Study

9' 11" x 8' 3" ( 3.02m x 2.51m )

## Garage

17' 6" x 14' 3" ( 5.33m x 4.34m )

## First Floor

### Bedroom One

17' 5" x 15' 7" ( 5.31m x 4.75m )

### Bedroom Two

15' 9" x 15' 5" ( 4.80m x 4.70m )

### Ensuite

### Bedroom Three

13' 7" x 10' ( 4.14m x 3.05m )

### Bedroom Four

14' 3" x 10' 11" ( 4.34m x 3.33m )

### Bedroom Five

11' 2" x 10' 5" ( 3.40m x 3.17m )

### Dressing Room

12' 7" x 9' 10" ( 3.84m x 3.00m )

### Ensuite



***view this property online*** [jonesandchapman.co.uk/Property/GRE106162](https://jonesandchapman.co.uk/Property/GRE106162)



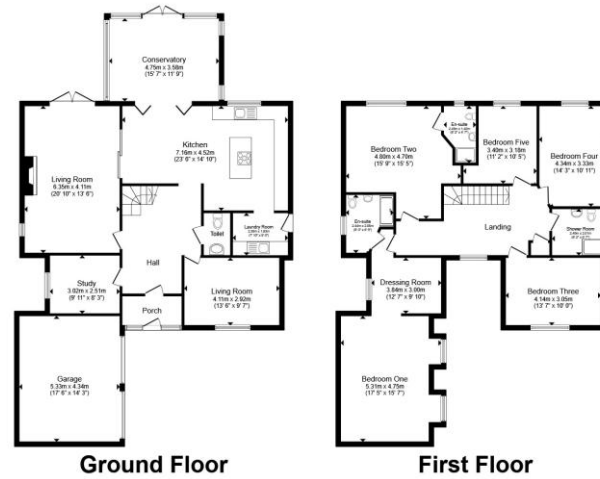
welcome to

## Wychwood, Upton Wirral

- Exclusive modern detached home
- 2788 Sq ft
- Five Bedrooms - Master en-suite
- Four reception rooms
- Large orangery conservatory to rear

Tenure: Freehold EPC Rating: C

Council Tax Band: F



£689,950

Total floor area 259.0 m<sup>2</sup> (2,788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

jones & chapman



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/GRE106162](https://jonesandchapman.co.uk/Property/GRE106162)



Property Ref:  
GRE106162 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

jones & chapman



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)