

FOR SALE

£450,000

Barren Grove, Oxton, Wirral. CH43



Hidden Gem in the Heart of Oxton Village!! Tucked away at the end of a private road just off Christchurch Road this detached coach house style home offers the perfect opportunity for somebody seeking privacy whilst also having everything that the Village has to offer right on your doorstep.

Accessed through secure gates you will find space for off road parking leading to a large detached garage. Upon entry into the property there is large dining hallway with doors leading to the kitchen and spacious lounge plus stairs leading up to the first floor. The modern kitchen has been updated in recent years with integrated appliances including fridge freezer, oven, induction hob and dishwasher. From the lounge there are double glazed French doors leading out to the private garden and a door to a useful utility room and DSWC (formerly a home office). To the first floor there are three bedrooms, the main with

Ground Floor

Dining Hall

14' 2" x 12' 1" (4.32m x 3.68m)

Lounge

14' 2" x 16' 8" (4.32m x 5.08m)

Kitchen

13' 5" x 8' 1" (4.09m x 2.46m)

Utility

10' 8" x 8' 1" (3.25m x 2.46m)

First Floor

Landing

Bedroom

14' 2" x 11' 10" (4.32m x 3.61m)

Bedroom

8' 1" x 9' 4" (2.46m x 2.84m)

Bedroom

8' 1" x 7' 3" (2.46m x 2.21m)

Bathroom

9' 2" x 6' 2" (2.79m x 1.88m)

Garage

Main Area

17' 5" x 16' 2" (5.31m x 4.93m)

Store

11' 5" x 7' 8" (3.48m x 2.34m)

WC

5' 7" x 7' 8" (1.70m x 2.34m)





Ground Floor

1st Floor

Garage



Total Area: 138.1 m² ... 1487 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	