

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Freehold



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EPC

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Council Tax

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Shrewsbury Road,, Prenton

Guide Price  
£650,000

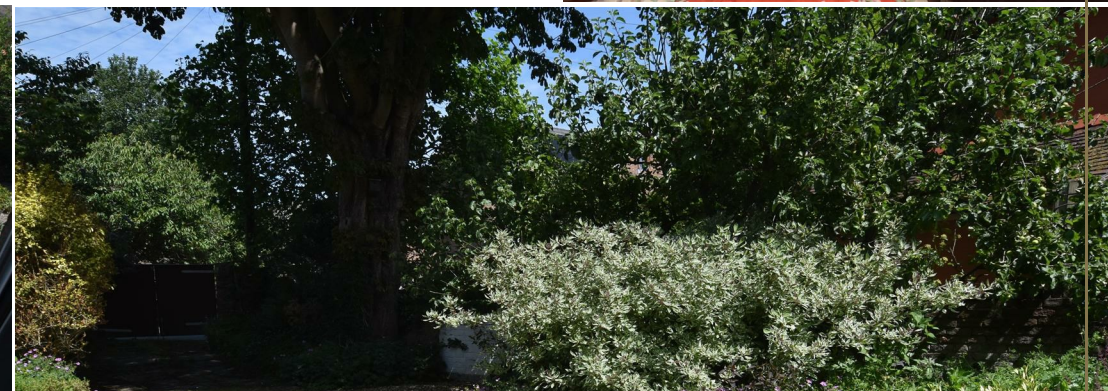


This is an elegant and substantial Victorian semi detached house standing more or less equidistant between Birkenhead School and Oxtan village. It is a characterful house with a lot of distinctive and original features.

The house is presented over four floors. There are six bedrooms, two reception rooms and three bathrooms together with a whole suite of rooms at lower ground floor/basement level ready for a conversion. There are impressive ceiling heights throughout the house from the basement to the top floor. The house offers significant opportunities for remodelling or development allowing for home offices, multi-generational living or simply a wonderful family home with plenty of space for everyone.

To make the house comfortable, quiet and efficient all of the windows are now double glazed. Our clients have comprehensively refurbished and upgraded the original sash windows at the front of the house. Each sash and frame has been overhauled allowing the glass to be replaced with double glazing units containing both acoustic glass and 4mm K glass for best capture and retention of solar energy. For extra efficiency a removable tertiary unit has been added...

To further increase the performance of the house there are solar panels and a solar hot water generator. The panels were first installed in 2011 and therefore have the best possible feed-in tariff which can amount to nearly £1000/annum.







With regards to the external areas of the property there is a very pleasant walled garden which is well established. Off-road parking is accessed from Lorne Road where there is a carport with room for two cars. For modern convenience there is an electric car charging point installed. At the front of the house there is a generous garden with hedges and mature planting. It effectively screens the house from the road where there is always plenty of street-side parking spaces. The rooms at the front of the house have a charming and uninterrupted view to St Saviours Church while from the rear there are glimpses of central Liverpool.

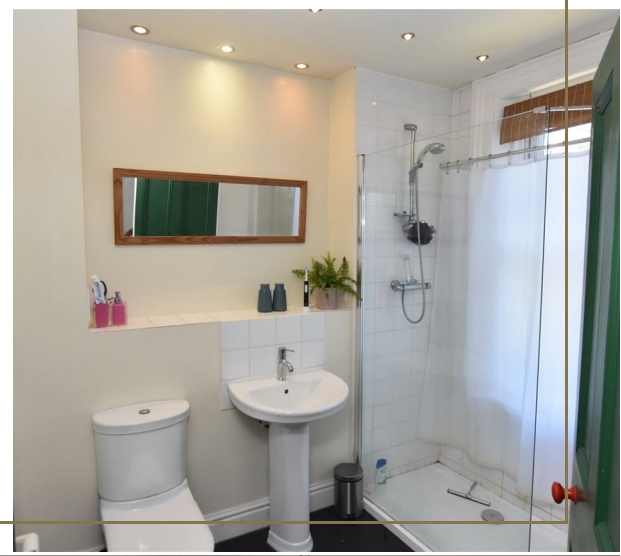
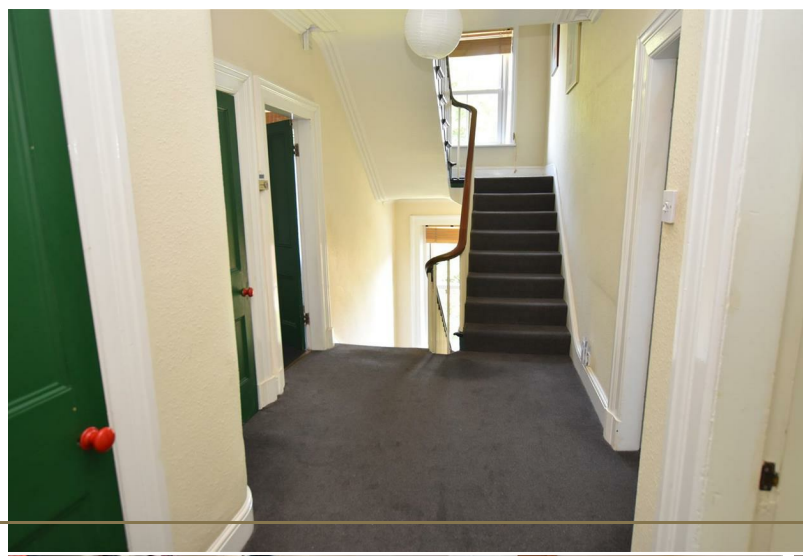
This is one of the largest period semi detached homes within the Oxton curtilage and is full of period features and stylings that are highly sought-after. Grand rooms, grand entrance hallway, cornices, deep skirting boards, sash windows, and an elegant staircase.

More information regarding various aspects introduced to the house via the upgrading of windows, planning permission for the lower ground floor with full planning permission along with various relevant and approved drawings; the solar panel system (including EV charger) are available for your consideration post viewing. We have attached a couple of CAD artist impressions of what the lower ground floor could resemble should you wish to extend the living accommodation further.

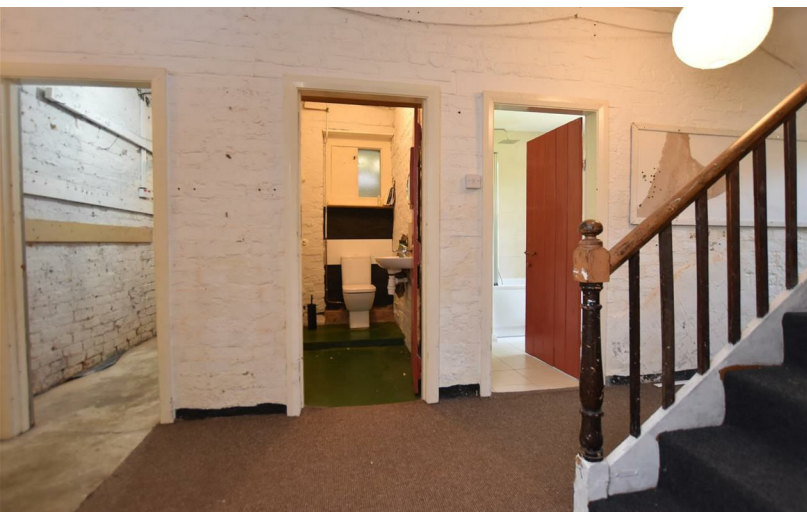
This property is part of Oxton village which is blessed with a real variety of individual period homes. A ten minute walk will see you in the heart of the village or to the entrance gates of Birkenhead School. Ten minutes in the car and you can be in the Queensway tunnel heading for central Liverpool, or walking on the beach at Leasowe.

For your directions please sat nav: CH43 2HZ











## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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