



Kingsmead Road South, Oxton, CH43

Guide Price £460,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Kingsmead Road South is home to the prestigious Birkenhead School; one of the leading independent schools in the North West. It is also home to this particular four bedroomed family home which comes to the market with the all important no chain status. We've plenty to walk you through with this offering - so come with us for the tour...

You'll note the width of this pretty plot from the off - allowing for plenty of parking to the frontage, as well as access through to the double garage - more on that to come.

There's porch access through to the reception hall, where you'll find all entertaining rooms, plus the kitchen, sitting to the rear of the house; without doubt to take in the aspect of the pretty garden.

Versatility is key, as we know, with all family homes - somewhere to gather altogether, but with a large enough sprawl to break out and get away from the kids! .. or the grown ups. So we have it here - first off we have the dual aspect living room to the far side - a great sized space for all; bright, spacious, with fire place, and access through to the conservatory.

The conservatory straddles both the living room and the central reception (potential former diner/snug) making for great flow to the living quarters. Do note the size of the conservatory, too - and of course the view out to the garden. The would-be formal dining room sits central to the property and perhaps provides the potential to knock through from the kitchen, making for an even larger, open plan kitchen, diner, family room (following necessary permission, of course).

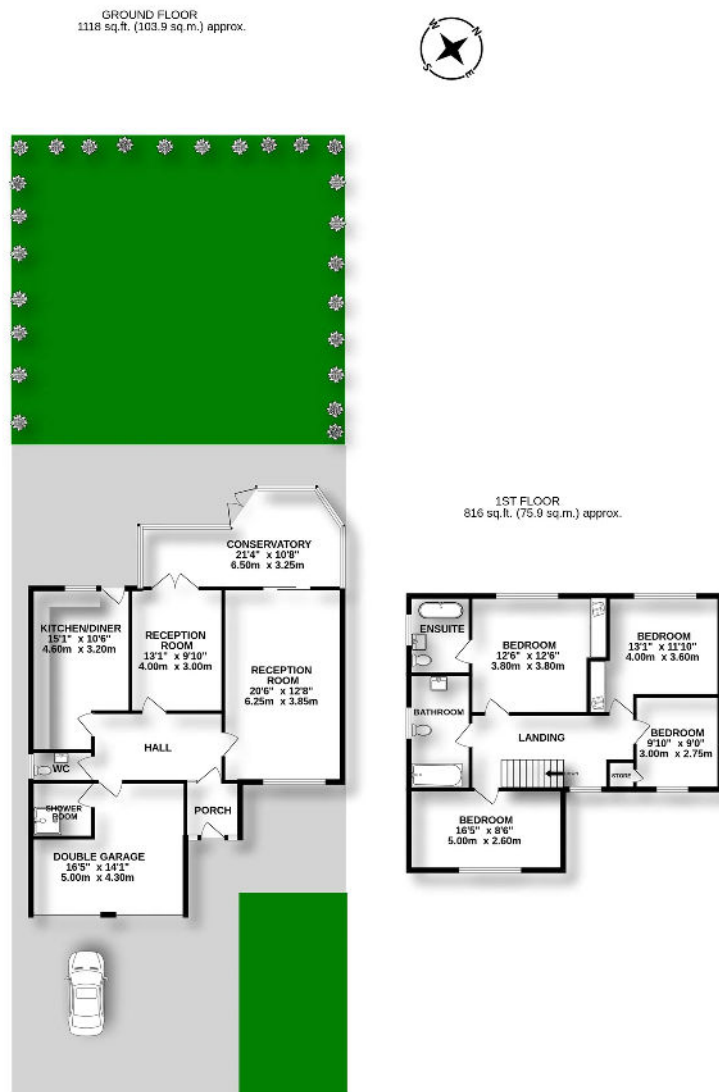
The kitchen diner sits to the end of the reception hall and, with space for the dining table, provides a splendid spot for family meals. L shaped work tops proffer plenty of prep space and there's space for your utilities here, too. Do note the accessible boiler, too, here.

Then on we go, there's a ground floor w.c, and then door through to the huge double garage, with the handy addition of a shower room, too. And as we know that these days we really don't use garages for cars, this is a fantastic spot with vast potential to be changed into another reception - a games' room, cinema room, office, perhaps, or further bedroom with the idea of having independent living - what would you do, we're keen to hear?









TOTAL FLOOR AREA : 1934 sq.ft. (179.7 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.

Made with Metropix 6/20/25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 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 firms employment has the authority to make or give any representation or warranty in respect of the property.