



Shrewsbury Road, Oxton, Wirral

Guide Price £900,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

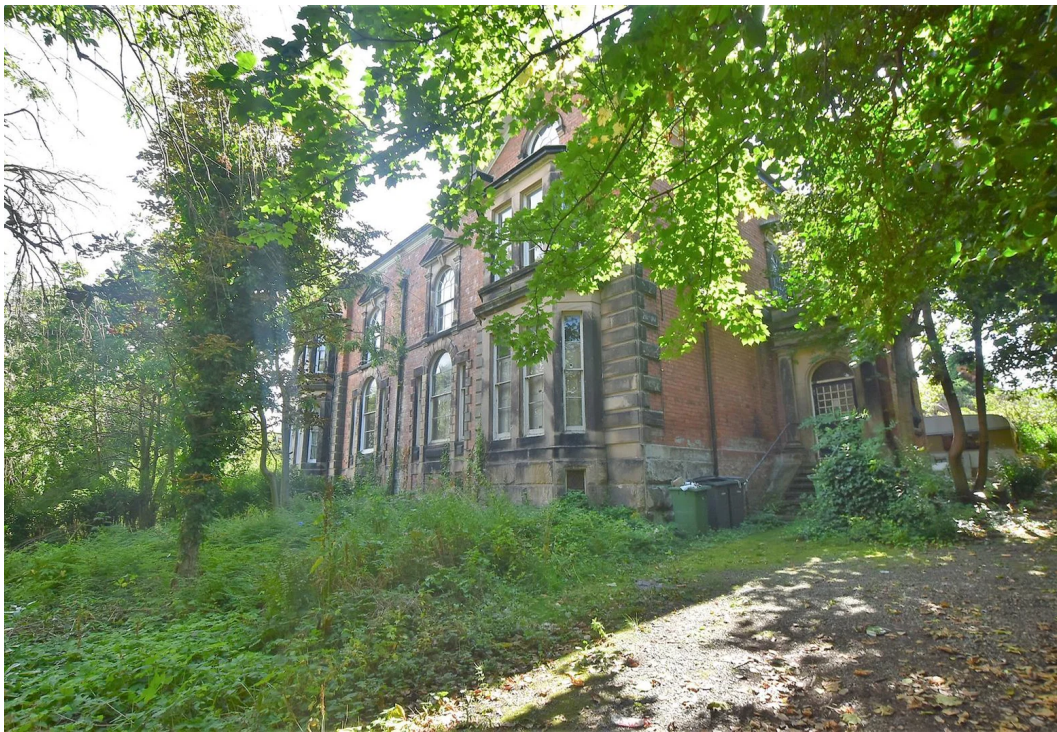
1 & 3 Shrewsbury Road, CH43 1UU, comprises a large pair of mid Victorian four storey semi detached house in a very poor state of disrepair. They stand on substantial garden plots with a combined total area of approx. 0.8 acres. There are separate entrances and driveways to both No.1 & No.3. A detached outbuilding stands to the rear boundary of the site. Given the conservation status, we expect TPOs to be in force

For clarification, no form of planning has been applied for for these two freehold dwellings. We understand the properties are not listed buildings. They are within the Oxtou Conservation Area.

The properties sit along Shrewsbury Road, close to the junction of Palm Hill and Columbia Road, both leading to Oxtou Village, just a few minutes walk. Access to the tunnel for Liverpool is a five to ten minute car journey whilst Birkenhead School (Co-ed); BHSA for girls and St Saviour's Primary School are all very close by. For you Sat Nav: CH43 1UU

Please contact the Prenton branch of Brennan Ayre O'Neill for a viewing: Prenton@b-a-o.com or Tel: 0151 608 8586



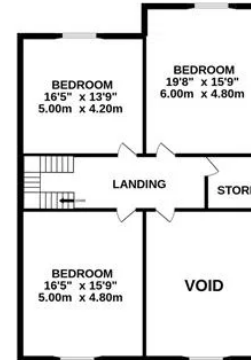
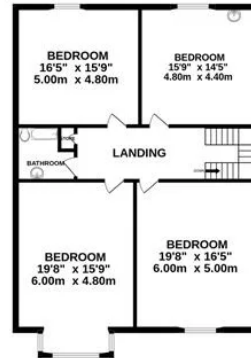
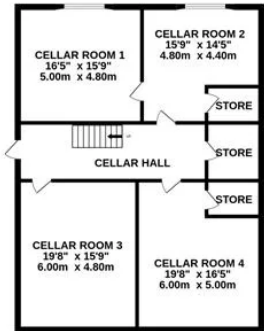


BASEMENT
1399 sq.ft. (130.0 sq.m.) approx.

GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.

1ST FLOOR
1399 sq.ft. (130.0 sq.m.) approx.

2ND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA : 5597 sq.ft. (520.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



- 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.

Brennan
Ayre
O'Neill