



MERRIEFIELD

29 WOODKIND HEY, SPITAL, WIRRAL

JACKSON-STOPS



**MERRIEFIELD, 29 WOODKIND HEY,
SPITAL, WIRRAL, CH63 9JY**

TOTAL APPROX. GROSS INTERNAL AREA: 2,574 SQ FT / 239.19 SQ M

A SPACIOUS AND RECENTLY REFURBISHED
FAMILY HOME, OCCUPYING A PEACEFUL
AND EXTREMELY ACCESSIBLE POSITION
CLOSE TO LOCAL AMENITIES



GROUND FLOOR

- Entrance Hall
- Lounge
- Snug
- Superbly fitted Kitchen with sitting and dining areas opening into the garden
- Utility
- Separate W.C
- Integral former garage/store

FIRST FLOOR

- Master Suite with Double Bedroom and Bathroom
- 4 Further Double Bedrooms
- Family Shower Room
- Study/Bedroom 6

OUTSIDE

- Parking for several vehicles
- Gardens to the rear with terraces





DESCRIPTION

Merriefield is an impressive and attractive detached property which is situated off a quiet, leafy road in Spital, within walking distance of local services and amenities. The house has brick elevations, with part rendered rear extension, beneath a tiled roof, and is believed to date from 1930's, albeit has been comprehensively remodeled and extended in the last 10 years. Most recently Merriefield was subject to a scheme of upgrading and extension in 2023 including new kitchen and bathrooms, and it now comprises a spacious and superbly appointed home arranged over two floors, ideally suited to family living.

A fantastic everyday living space is at the rear of the house with the open plan kitchen with seating and dining areas, and sliding doors to outside. The kitchen incorporates a range of wall and floor units with cupboards and drawers beneath granite surfaces, integrated appliances including NEFF ovens and grill and gas hobs, space for American style fridge/freezer and integrated dishwasher. A large central island provides further storage and breakfast bar, and the room has wide sliding doors opening directly to the terrace. There is a formal lounge and second sitting room/snug, both with bay windows brining in plenty of light, and a large utility with cloakroom and access to the former garage which is now an extremely useful store.

At first floor level the space has been well designed, and is also adaptable. A large landing provides access to five double bedrooms, study and two bath/shower rooms, both of which have been updated in the last few years. The master suite is at the rear and overlooks the back garden, and has an ensuite bathroom with separate shower. All bedrooms have fitted wardrobes and space for free standing furniture.





LOCATION

Merriefield occupies a peaceful position in Spital, set well back off the road, and with private east facing gardens at the rear. Spital and nearby Bebington offer comprehensive services and amenities for everyday needs including numerous shops, pubs, cafes and restaurants, doctor's and dentist's surgeries, and churches, while at Bromborough there is The Croft Retail & Leisure Park which also has a choice of supermarkets, and Claremont Farm is a short distance away.

On the recreational front there is a variety of sporting activities nearby including rugby and cricket at Wirral and Eastham, various football clubs and golf at Bromborough, Moreton, Heswall, Caldy and Royal Liverpool at Hoylake. The Neston Club at Parkgate also offers cricket, hockey, tennis and squash as well as a comprehensive social calendar, and there is sailing and windsurfing on the Marine Lake and Dee Estuary at West Kirby.

On the educational front there is a choice of schools nearby including the popular Poulton Lancelyn Primary School which is a short walk away, Wirral Grammar School for Boys and Girls, St John Plessington Catholic College, Neston, St Anselms, Calday, West Kirby and Upton Hall. Independent schooling is available at Birkenhead, and The King's and Queen's Schools in Chester.

COMMUNICATIONS

Merriefield benefits from excellent road communications being under 2 miles from the M53 motorway which provides fast access to Liverpool and Chester, and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Spital, which is within walking distance, to Liverpool and Chester, from which there is a sub 2hr intercity service to London Euston, and both Liverpool and Manchester are served with international airports.



OUTSIDE

Merriefield is approached over a block paved drive with space for several vehicles and mature hedge providing privacy. The main gardens are at the rear and have been landscaped to provide a superb low maintenance area, ideal for family living and outdoor entertaining. There is a wide astroturf lawn, raised borders to one side, and mature bushes at the rear providing privacy. There are flagged patios against the house and at the far end of the garden to get the evening sun, and oaths down both sides of the building. There is also a useful timber garden shed.

PROPERTY INFORMATION

Address: Merriefield, 29 Woodkind Hey, Spital, Wirral, CH63 9JY

Tenure: Leasehold with vacant possession. The remainder of a 999 Lease dated 2 February 1957. Ground Rent currently £3.14 per annum.

Services: All main services connected. Fibre to the property. Outdoor lighting, Burglar alarm.

Local Authority: Wirral Borough Council - T: 0151 606 2000.

Council Tax: Band F - 2026/27.

what3words: ///badly.films.stump



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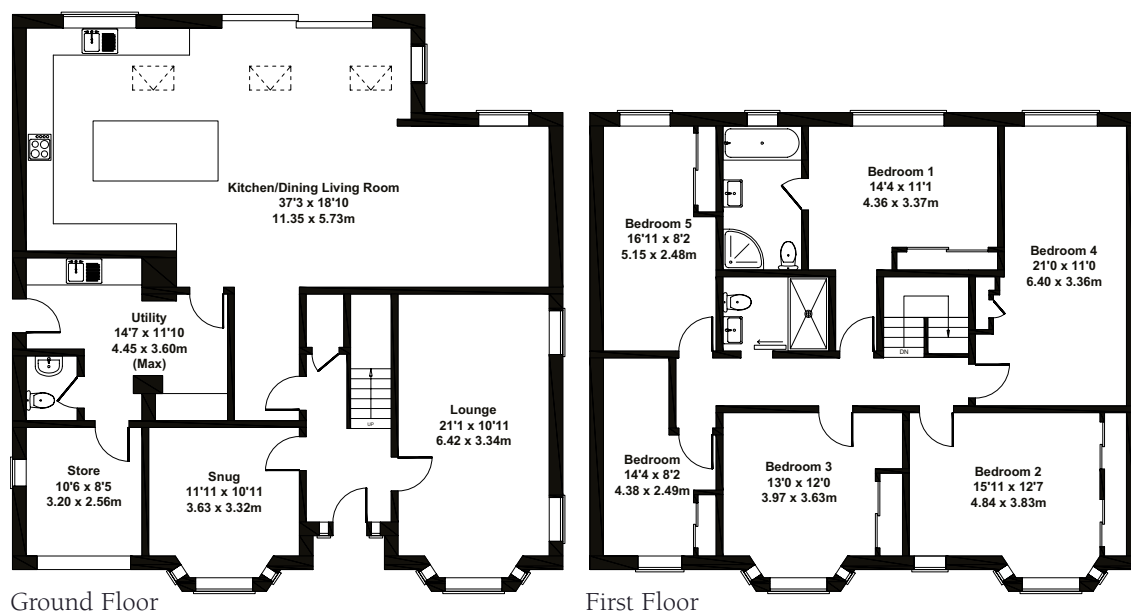
APPROXIMATE GROSS INTERNAL AREA:

HOUSE = 2,496 SQ FT / 231.92 SQ M

INTEGRAL STORE = 78 SQ FT / 7.27 SQ M

TOTAL = 2,574 SQ FT / 239.19 SQ M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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