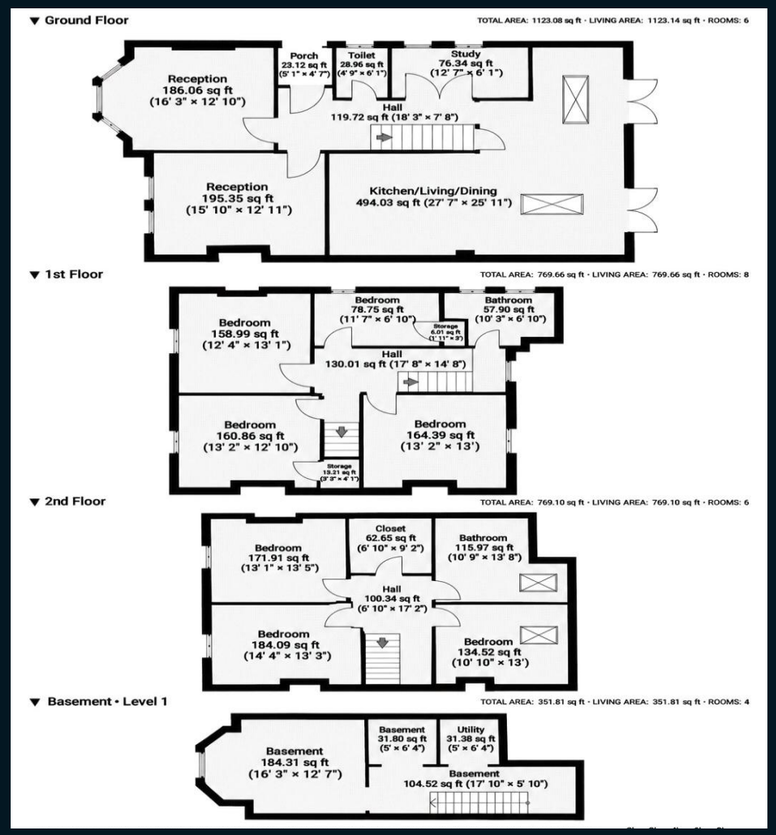


Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, the measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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CONTACT

If you are interested in arranging a viewing, please contact BFL West Kirby on:

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part of
the venmore group



Devonshire Road, West Kirby

- Impressive seven-bedroom family home arranged over four floors.
- Three reception rooms offering versatile living space.
- Spacious open-plan kitchen, living and dining area.
- Two bathrooms, including a generous top-floor bathroom.
- Cellars providing gym, utility and storage space.
- Four-tiered rear garden, ideal for entertaining and family enjoyment.
- Driveway, garage, front lawn and recently renewed roof.
- Freehold - Council tax band F















Situated in a popular residential area of West Kirby, this impressive and generously proportioned Seven-Bedroom Family Home. Offering substantial accommodation arranged over four floors, making it an ideal property for growing families or those looking for versatile living and working space.

The property is approached via a driveway providing off-road parking and access to the garage, with an attractive lawned garden to the front. Inside benefits from a spacious layout, with accommodation now thoughtfully arranged to provide seven bedrooms, with excellent additional storage.

The ground floor offers three reception rooms, providing plenty of flexibility for both family life and entertaining. There is a welcoming reception room, a further separate reception room and a fantastic open-plan kitchen, living and dining area, creating a wonderful sociable hub at the heart of the home. A separate study provides an ideal space for home working, while a downstairs WC adds further convenience.











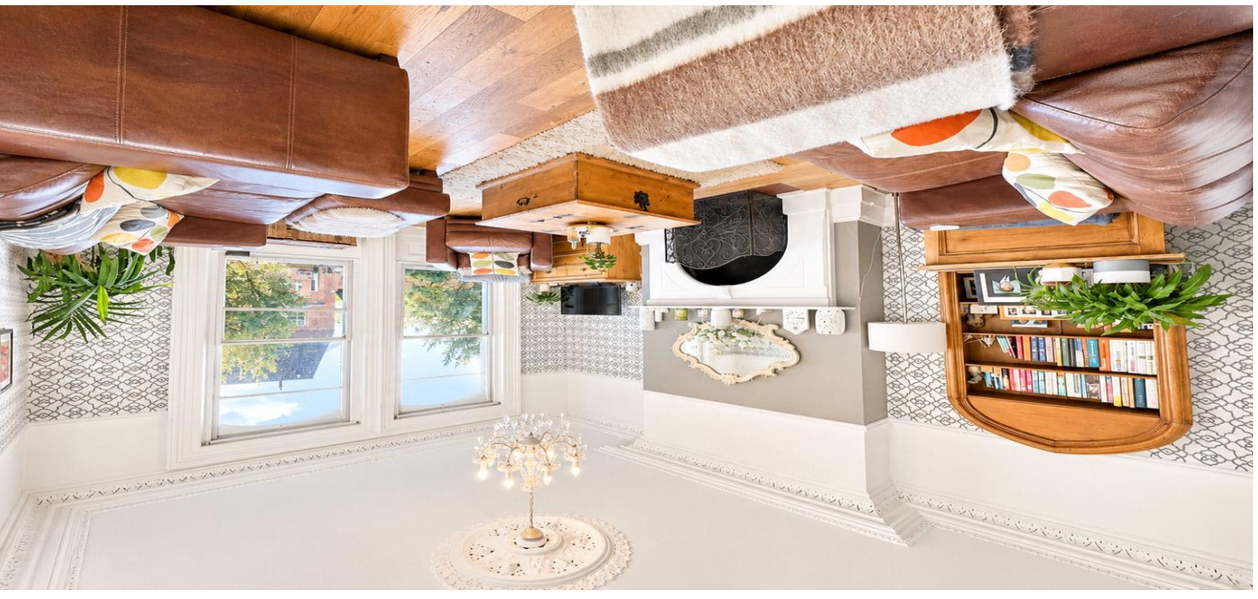


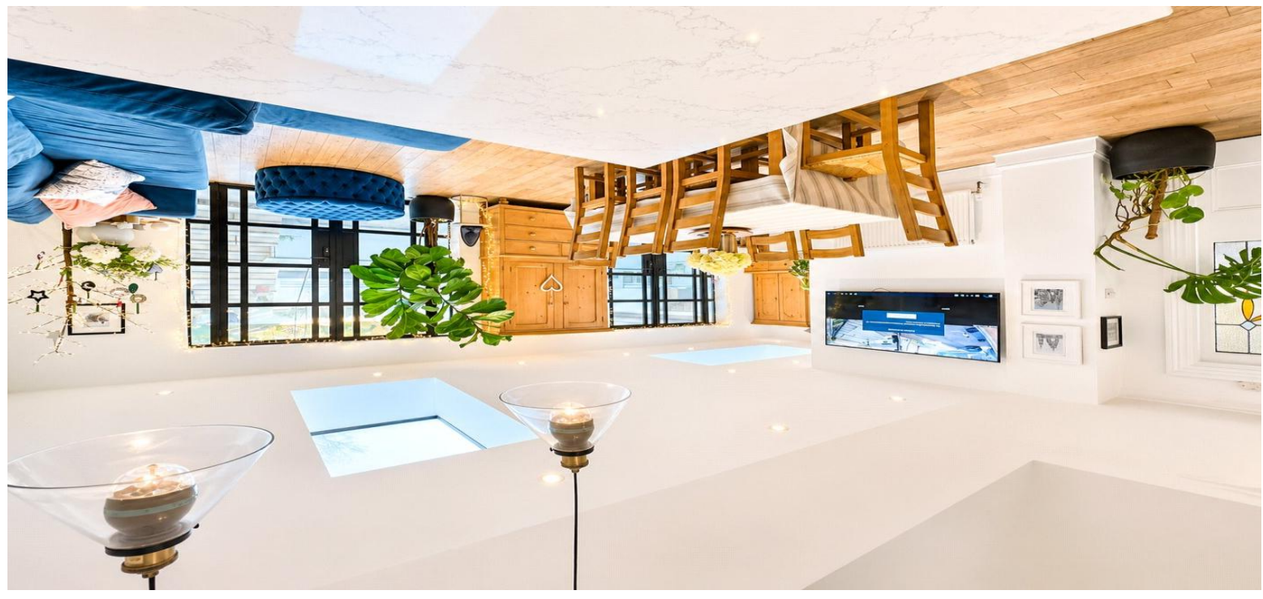




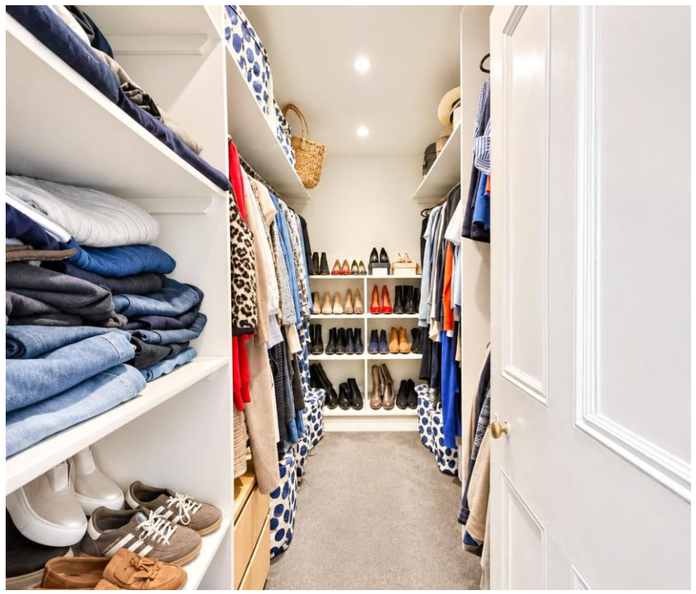














To the first floor are four bedrooms, together with a family bathroom. The second floor provides further three-bedroom accommodation, with the particularly generous bathroom on this floor offering an excellent feature of the home.

Further accommodation can be found within the cellars, which have been put to excellent use, currently providing a gym, utility room and additional storage space. This useful lower-ground-floor area offers considerable versatility and makes excellent use of the property's footprint.

To the rear, the garden is a fantastic feature of the property, thoughtfully arranged over four distinct levels, each offering its own purpose and appeal. Perfectly designed to cater for all the family, the different areas provide wonderful spaces for entertaining and outdoor dining, children's play, relaxing and gardening, creating a versatile outdoor space to be enjoyed by all.

Devonshire Road is ideally positioned within West Kirby, a highly regarded coastal town on the Wirral Peninsula. West Kirby offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with well-regarded schooling and convenient transport links. The town is particularly popular for its attractive coastal setting, with the Marine Lake, promenade and beautiful beaches all contributing to its appeal. The nearby railway station provides connections towards Liverpool and beyond.



Offering an exceptional amount of versatile accommodation, generous reception space and useful additional cellar rooms, this is a substantial family home in a sought-after West Kirby location.

