



Copper Beech View St Georges Road, Liverpool, Merseyside L38 3AB

Asking Price £625,000

Beech Grove is a unique development within extensive grounds of 'The Cottage' - off St Georges Road, Hightown.

It comprises four unique 5 bedroom houses of 2 distinct types. 'The Blundell' & 'The Paddock View' accessed via a private driveway, centered around a stunning Copper Beech Tree.

'The Blundell' is a double fronted dwelling over three levels. it benefits from a private driveway, access from a private close, set in a beautiful large garden and fronting St Georges Road.

The layout features open plan kitchen and living facing on to a landscaped garden, with a first floor master suite bedroom complete with dressing area and en suite bathroom.

The architectural design is of high quality intended to mix to the best of rural and modern contemporary- Polymer rough-cast render, oak, stone and estate railings. Sympathetic to surrounding greenbelt.



Entrance Hallway

Kitchen/ Dining Room

16'9" x 19'2" (5.12 x 5.85)

Utility Room

Living Room

14'0" x 11'5" (4.29 x 3.50)

Study/ Snug

9'10" x 11'0" (3.00 x 3.37)

First Floor

Master Suite

21'6" x 11'1" (6.57 x 3.40)

Bedroom Two

14'2" x 11'5" (4.32 x 3.50)

Bedroom Three

11'11" x 11'5" (3.65 x 3.50)

Second Floor

Bedroom Four

10'4" x 11'1" (3.160 x 3.40)

Bedroom Five

10'4" x 11'5" (3.160 x 3.500)

Integral Garage

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
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