



18 Birkdale Cop
Kew Meadows, PR8 5DT £185,000
'Subject to Contract'

This is an exceptional opportunity to secure a truly immaculate coach house in the final phase of Pavilion Gardens by David Wilson Homes. Overlooking the serene Birkdale Cop and expansive Farmers Fields toward Halsall, this first-floor coach house is both scenic and refined. A private entrance leads up to a stunning reimagined layout, featuring a stylish lounge and dining space, two double bedrooms, one currently a dressing room, and an ultra-modern shower room with premium fittings. The showstopper is the luxury refitted kitchen with 'Quartz Granite' worktops. With a private garage, ample parking, and proximity to Birkdale, Hillside, and Ainsdale amenities, including top schools and supermarkets, this home perfectly blends semi-rural charm with everyday convenience.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Ground Floor Private Entrance Hall

Composite entrance door leads via vestibule to inner hall with opaque double-glazed insert. 'Karndean' flooring, and courtesy door leads to adjoining garage.

Adjoining Garage - 5.44m x 2.82m (17'10" x 9'3")

Access via electric remote roll shutter doors. Housing 'Ideal' combination-style central heated boiler system. Plumbed for & Including Washer/Dryer, and doorway leads to under-stairs storage cupboard space, also housing electrical consumer unit. Includes garden tap.

First Floor

Living/Dining Area - 5.36m x 4.78m (17'7" x 15'8" overall measurements into recess)

Upvc double-glazed windows overlook front of property and Birkdale Cop, with fitted plantation-style shutters and views to fields beyond. 'Karndean' flooring laid, contemporary wall panelling, and wall light point. Built-in storage cupboard over staircase. Doorway leads to...

Inner Hall

Loft access, 'Karndean' flooring, and door leads to...

Kitchen - 3.66m x 1.88m (12'0" x 6'2")

Upvc double-glazed window with fitted plantation shutters, offering perfect orientation over Birkdale Cop to fields beyond. Modern fitted kitchen reimagined by the owners, with shaker-style base units, 'Quartz' work tops, undermounted 1.5 bowl sink with drainer grooves Appliances include; 2 x Single Full-Size Ovens, four-ring induction hob with 'Quartz' splashback, extractor hood above, and integral fridge and dishwasher. Kitchen benefits from under-unit lighting and 'Quartz' kickboard panelling.

Bedroom 1 - 3.38m x 3.07m (11'1" x 10'1" into recess)

Upvc double-glazed window with plantation shutters, wall panelling, and wall light point.

Bedroom 2/Dressing Room - 2.54m x 3.15m (8'4" x 10'4" overall measurements to rear of wall cupboards)

Upvc double-glazed window with plantation shutters, open-plan glazed illuminated display shelving with hanging space and drawers. 'Karndean' flooring. Bedroom arranged as dressing room but could easily be converted back.

Shower Room/WC - 1.65m x 1.93m (5'5" x 6'4")

Most impressive contemporary newly fitted suite. Opaque Upvc double-glazed window with plantation shutters. Ultra-modern white suite: low-level WC, vanity wash hand basin with mixer tap, 'Quartz' tops and drawers. Step-in shower enclosure with plumbed overhead Villeroy & Boch Rainfall Shower with separate hand spray. Glazed shower screen. Illuminated wall-mounted vanity mirror, 'Karndean' flooring, recessed spot lighting, and extractor.

Outside

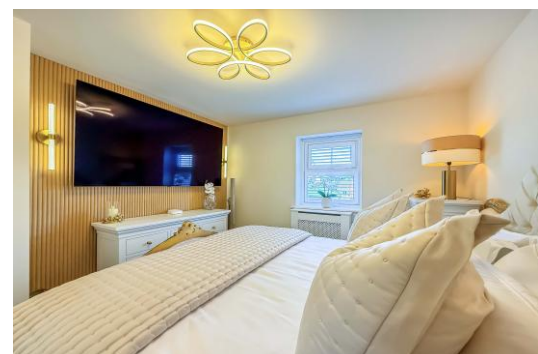
The property owns the front up to the access, with grass on both sides, ornamental loose stone borders, and right-of-way access over a hard-surface entry via a ginnel to the rear courtyard, providing off-road parking for numerous vehicles and access to the ground-floor adjoining garage via remote-controlled roll shutter doors. The property also benefits from an electric charging point.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

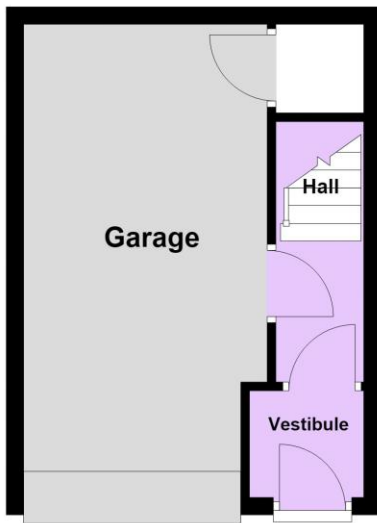
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 21.3 sq. metres (229.5 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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