



## The Coach House, Valley View Ronald Road, Liverpool, Merseyside L22 3XU

**£300,000**

Exclusive Three-Bedroom Coach House at Valley View – Private Garden & Balcony

Berkeley Shaw Real Estate is thrilled to present this stunning three-bedroom coach house, part of the prestigious Valley View development on Ronald Road, Waterloo. This unique property is the only coach house in an exclusive collection of nine luxury two- and three-bedroom apartments, each thoughtfully designed with high-end finishes.

Valley View is perfectly positioned in the heart of Waterloo, just a short stroll from local shops, excellent transport links, and the stunning Crosby Beach. Some of the region's top-rated schools are also nearby, making this a highly desirable location for a range of buyers.

Set across two beautifully designed floors, this home offers the perfect combination of space, style, and privacy. The private driveway leads to an inviting entrance hall, providing access to three double bedrooms. The master suite boasts a sleek en-suite shower room, while a further modern three-piece bathroom serves the additional bedrooms.

Upstairs, the bright and airy open-plan kitchen, dining, and living space is the true heart of the home. Finished to an exceptional standard, the kitchen features quartz worktops and premium Bosch integrated appliances, ideal for both entertaining and everyday living. A standout feature of this home is the private balcony, offering a tranquil setting with beautiful views over Rimrose Valley Country Park.

With no onward chain, this turnkey home is a rare find. Don't miss your chance to own this exceptional property—contact us today to arrange a viewing!



## Ground Floor

Berkeley Shaw are delighted to offer for sale this new build Coach House, part of a new development. The property is 171.5sqmr and consists of: entrance hall with stairs to first floor, three bedrooms (master with en-suite) and family bathroom to the ground floor and open plan lounge/dining/Kitchen to the first. Outside allocated parking and a private roof terrace.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Bedroom 1

16'2" x 8'4" (4.93 x 2.55 )

Aluminium window, radiator,

## En-suite

Walk in shower cubicle, wash basin in vanity unit, low level wc, heated towel rail.

## Bedroom 2

12'7" x 10'5" (3.86 x 3.18)

Aluminium window, radiator.

## Bedroom 3

12'6" x 8'9" (3.83 x 2.68)

Aluminium window, radiator.

## Bathroom

6'3" x 6'0" (1.93 x 1.84)

White suite comprising: panelled bath, wash basin inset in vanity unit, low level wc, heated towel rail.

## First Floor

### Open Plan living/dining room

22'9" max x 17'8" max (6.94 max x 5.40 max)

Aluminium bi-fold doors to private roof terrace, range of high and low level fitted units, granite work surfaces, stainless steel sink unit with drainer board and mixer taps, built in oven, 4 ring hob with extractor over, integrated fridge/freezer, integrated dishwasher, breakfast bar.

## Terrace



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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