



CHARNWOOD LODGE,
1 Wergs Hall Road,
Tettenhall,
Wolverhampton,
WV6 9DA

nick tart

Key Features

- NEW Kitchen & utility
- Electric car charging point
- Sought after location
- Detached garage
- Downstairs WC
- En-suite to master bedroom
- Additional land included to the fore
- South facing spacious garden
- 1/4 acre plot approx.
- Ample parking

Contact Us

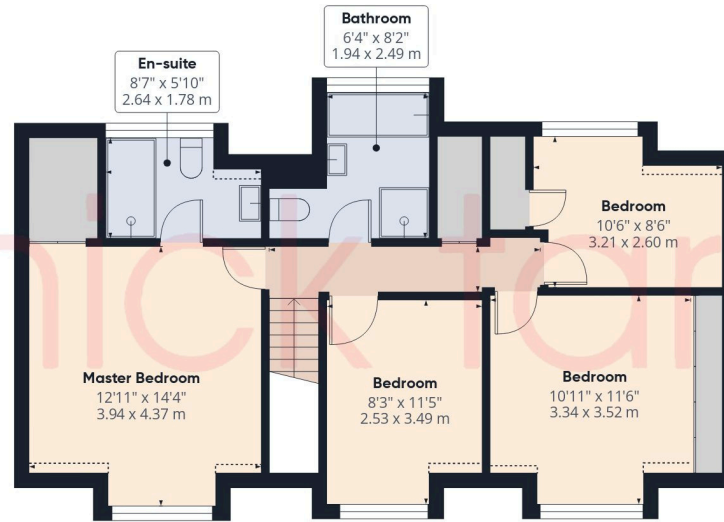
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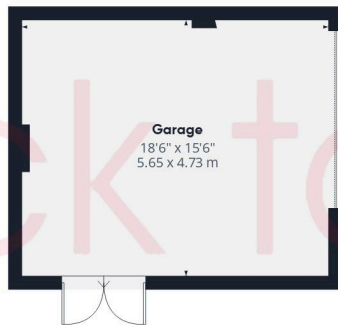




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1949 ft²

181.1 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Entrance hall has composite front door with obscure glass, radiator, understairs storage cupboard, solid oak oiled flooring and doors to...

Downstairs WC which has WC, pedestal wash hand basin with mixer tap, heated towel rail, UPVC double-glazed window with obscure glass to the fore and solid oak oiled flooring.

Dining Room which has radiator and UPVC double-glazed window to the fore.

Sitting room approached off the entrance hall via single-glazed double doors and enjoys solid oak oiled flooring, radiator and UPVC double-glazed window to the rear.

Living Room which has feature fireplace with gas fire, vertical radiator, horizontal radiator, UPVC double-glazed window to the fore and UPVC double-glazed sliding patio doors out to the rear.

Kitchen offers a matching range of wall and base level units with work surfaces over, matching island with breakfast bar, integrated electric oven, separate 4 ring gas hob with Hoover extractor fan over, integrated dish washer, space for American fridge freezer, sink unit with mixer tap, inset spot lighting, UPVC double glazed windows to the rear, Herringbone styled flooring and an internal door leads to the...

Spice kitchen / Utility enjoys a matching range of wall and base level units with work surfaces over, plumbing for washing machine, hidden wall mounted gas combination boiler, sink unit with mixer tap, integrated electric oven with electric hob and Bosch extractor fan over, inset spot lighting, *Herringbone* style flooring, UPVC double glazed window to the rear and UPVC double glazed door with obscure glass leads to the front.



Outside

To the front of the property is a block paved **driveway** that allows off road parking which also has the benefit of an electric car charging point.

The rear garden is highly maintained and enjoys a patio area leading to a lawn with pleasant flower and shrub borders. A **detached garage** is approached via the garden or a separate driveway via a side road running parallel to the property. There is additional land included across from the main driveway which is included in the sale but listed on a separate title.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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First Floor

Landing which has hatch to roof space, storage cupboard and doors to...

Master bedroom which enjoys bespoke fitted wardrobes, radiator, UPVC double-glazed window to the fore and an internal door to the...

En-suite which has shower cubicle, WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, tiled flooring and UPVC double-glazed window with obscure glass to the rear.

Bedroom which has UPVC double-glazed window to the fore and radiator.

Bedroom which has fitted wardrobes, radiator and UPVC double-glazed window to the fore.

Bedroom which has built in wardrobe, radiator and UPVC double-glazed window to the rear.

House bathroom enjoys a freestanding sunken bath with vertical tap over, shower cubicle, wash hand basin with mixer tap, WC, part tiled walls, tiled flooring, inset spot lighting and UPVC double-glazed window with obscure glass to the rear.



EPC: C72

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band G (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.





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