



**Wergs Hall House, 14 Wergs Hall Road, Tettenhall, Wolverhampton, WV6 9DA**









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Wergs Hall House is a superbly situated, substantial, detached family residence standing in a large plot of approximately a third of an acre in total in a prestigious address.



# WERGS HALL HOUSE

14 WERGS HALL ROAD, TETTENHALL

HOUSE: 254.6sq.m. 2740sq.ft.  
GARAGE: 17.4sq.m. 187sq.ft.  
**TOTAL: 272sq.m. 2927sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor

First Floor



## LOCATION

Wergs Hall Road lies just off Wergs Road in a favoured part of Tettenhall lying on the periphery of the village and yet still being within easy reach of the wide ranging local facilities afforded by Tettenhall itself and withing walking distance to the picturesque open spaces of the Upper Green.

The further amenities afforded by Tettenhall Wood and Codsall are within easy reach, the City Centre is easily accessible and the area is well served by schooling in both sectors.

## DESCRIPTION

Wergs Hall House is an outstandingly attractive, detached residence which has been altered, improved and remodelled over the years that it now provides a family residence of little compare.

The original property had elevations of much architectural interest and these have been maintained by the thoughtful works of extensions that have been carried out over the years and the property is appointed to a superb standard with an excellent level of apportionment throughout including a stunning kitchen by well known specialists Dayrooms of Tettenhall.

The house stands within a superb plot with a large, gated frontage and an extensive garden to the rear. There is a total plot size of approximately a third of an acre in total.

## ACCOMMODATION

Double doors open into the PORCH with wooden flooring, wiring for wall lights and a glazed door opens into the large RECEPTION HALL with wooden flooring, integrated ceiling lighting, an internal door to the garage and a GUEST CLOAKROOM with WC, wash basin, integrated ceiling lighting and wooden flooring. There is a large LOUNGE with wooden flooring throughout with five windows facing the landscaped front garden, integrated ceiling lighting, a stone gas fire with contemporary surround with back lighting. The DINING ROOM is, again, a large room with integrated ceiling lighting, integrated ceiling speakers, wooden flooring and two sets of doors to the rear garden. The focal point of the ground floor is the impressive LIVING / DINING / KITCHEN with stone tiled flooring throughout and windows and doors all overlooking the rear garden. The KITCHEN has a range of wall and base units with granite working surfaces with coordinating centre island with undermounted vegetable sink and breakfast bar. There is an undermounted sink and drainer with a window over, under counter lighting, a six ring De Dietrich gas hob with filtration unit above, stainless steel splash back and two De Dietrich ovens beneath, integrated dishwasher, space for an American style fridge freezer, integrated ceiling lighting, ceiling speakers. There is ample space for dining with a glazed atrium above, two windows and a door to the garden and a sitting area with a walk in bay window and wiring for wall lights. The LAUNDRY has coordinating units to those in the kitchen with a stainless steel sink and drainer, integrated washing machine, stone flooring and integrated ceiling lighting.

A staircase rises to the first floor landing with a window to the front, a built in seat, integrated ceiling lighting and access to the boarded loft with a drop down ladder. The PRINCIPAL SUITE has an impressive bedroom with integrated ceiling lighting, a window to the front and double doors to a wrought iron balcony, a DRESSING ROOM with a wide bank of built in wardrobes, integrated ceiling lighting and a rear window and the EN-SUITE has a contemporary suite with a bath sitting in a tiled, raised dais with hand held shower attachment, a contemporary wash basin with three vanity cupboards beneath with matching shelving above with mirror with integrated lighting, a shower cubicle with Grohe multi point jets and handheld shower attachment, WC, bidet, recessed shelving, two heated ladder towel rails, tiled floor, tiled walls and a window to the rear. The SECOND BEDROOM SUITE runs the full depth of the house with windows to the rear and windows onto a wrought iron balcony at the front, there is a large double bedroom with integrated ceiling lighting and the EN-SUITE BATHROOM has a bath with handheld shower attachment, vanity unit with sink, cupboards and WC, part tiled walls, tiled floor with underfloor heating, heated ladder towel rail, a porthole window to the front and integrated ceiling lighting. The THIRD BEDROOM SUITE also has a large double bedroom, integrated ceiling lighting, windows to the front and an EN-SUITE wet room style shower with waterfall head and separate hose with recessed shelf, WC, wall mounted wash basin, heated ladder towel rail, tiled floor with underfloor heating, tiled walls and integrated ceiling lighting. The FOURTH BEDROOM SUITE is currently being used as a dressing room with integrated ceiling lighting, a window to the rear and an EN-SUITE with shower cubicle, wall mounted wash basin, WC, heated ladder towel rail, tiled floor and walls, integrated ceiling lighting and a window.

## OUTSIDE

Wergs Hall House has an impressive, landscaped frontage sitting behind wrought iron electric gates set in a low rise wall with brick copings. There is a gravelled DRIVEWAY offering ample off road parking with an EV charging point and a GARAGE with an electric up and over door, tiled flooring, sensor lighting, power points, sink with hot and cold water, water softener, space and plumbing for a washing machine and tumble dryer, a pressurised hot water cylinder and a floor mounted boiler.

There is gated side access to the impressive REAR GARDEN with a large area of entertainment space to the rear of the house with external lighting and sockets. There is a vast lawn beyond with planted and flowering beds and borders and a shed to the rear of the garden. There is a total plot size of approximately 0.33 acres.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND G – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside and three of the four main providers are likely to cover the area inside.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £1,275,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.













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**BERRIMAN EATON**