



*Sparrows Nest, Wergs Hall*

**THOMAS HARVEY**  
ESTATE AGENTS

# A Stunning Two Bedroom Two Bathroom First Floor Apartment Extensively Refurbished To Create An Beautiful & Trendy Home In The Impressive Development Known As Wergs Hall

**44 Sparrows Nest, Wergs Hall, Wergs Hall Road, Wolverhampton, WV8 2HG**

**Asking Price: £215,000**

**Tenure: Leasehold**

**Leasehold Details: 125 Years from 1<sup>st</sup> January 2004**

**Ground Rent: £250 per annum**

**Service Charge: £1,200 every 6 months**

**Council Tax: Band D – South Staffordshire**

**EPC Rating: D (60)**

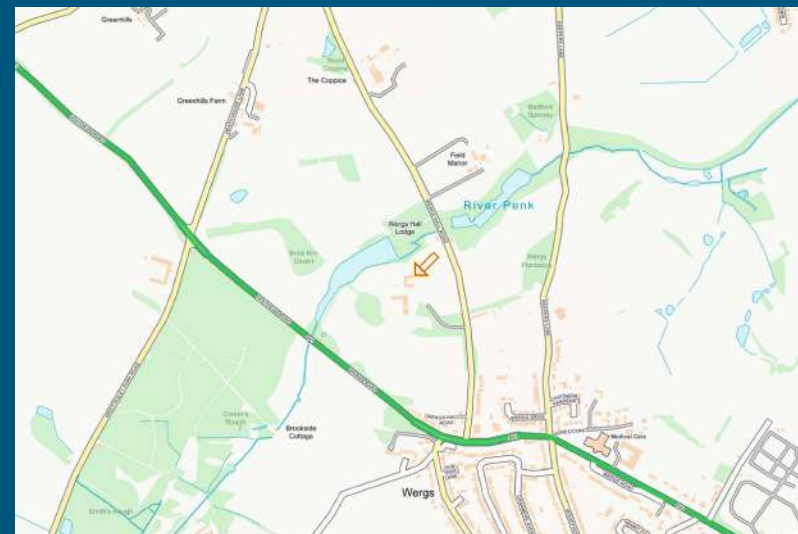
**Total Floor Area: 758.1sq feet (72.9sq metres) Approx.**

Occupying a choice position on the first floor of Sparrows Nest, set in the exclusive development known as Wergs Hall, this distinctive and most impressive apartment has been extensively restyled by the present owners to create a most charming & stylish interior, with no expense spared.

Internal inspection is highly recommended to appreciate the thought & design gone into creating undoubtedly one of the finest examples of its type, perfect opportunity for purchasers requiring a bespoke luxury home ready to just move into! Designed to utilise the maximum space, the well planned layout has recently been refurbished to a first class standard with a number of attractive features throughout including neutral modern décor, new period style Milano Wi-Fi controlled electric radiators, quality carpets & flooring, new bespoke luxury ensuite and a refitted stunning custom fitted kitchen with a range of built in appliances. The accommodation includes entrance hall with airing cupboard, open plan living room with dining area & feature fireplace, new fitted kitchen, master bedroom with built in wardrobes & refitted ensuite, second bedroom and bathroom.

Situated in approx. 9 acres, the communal grounds are undoubtedly one of the most impressive selling points of the development including formal lawns & grounds, woodland, secret Japanese garden and view over neighbouring fishing pond. Sparrows Nest surrounds a centre courtyard creating a most pleasant setting. A gated sweeping driveway leads to residents carpark with allocated parking for two cars and a useful storage cage is located under the main hall.

Although enjoying a countryside setting, the property is still extremely convenient for the majority of amenities having Tettenhall Village just over 1 mile away and Codsall Station only 1.6 miles. The double glazed accommodation with measuring at approx. 758sq feet, further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Internal composite front door, telephone intercom system, electric radiator, coved ceiling, loft hatch and built in airing cupboard.

**Bathroom:** 7'11" (2.42m) x 5'9" (1.75m)

Fitted with a white suite comprising panelled bath with shower spray, low level WC, pedestal wash hand basin, wall mounted electric heater with towel rail over, part tiled walls, recessed ceiling spotlights, laminate flooring and extractor fan.

**Bedroom One:** 11'2" (3.40m) x 10'8" (3.25m)

Built in twin floor to ceiling double wardrobes with shelving & rails, electric radiator and double glazed window to front.

**Ensuite:** 11'11" (3.37m) x 6'7" (2.00m)

Refitted with a custom-made luxury suite comprising walk in double shower with smoked glass screen & matt black overhead shower with hand held spray, wall mounted twin vanity unit, low level WC, matt black electric heated towel rail/ radiator, marble effect part tiled walls, LED wall mounted Bluetooth mirror, recessed ceiling spotlights, extractor fan, laminate flooring and double glazed window to front.

**Bedroom Two/ Dining Room:** 11'4" (3.45m max) x 11'4" (3.46m)

Built in cupboard/ wardrobe, electric radiator, coved ceiling and double glazed window to rear.

**Open Plan Living Room with Dining Area:** 15'10" (4.83m) x 14'10" (4.53m)

Feature stone fire place & marble hearth, electric radiator, coved ceiling and two double glazed windows to front.

**Kitchen:** 11'4" (3.45m) x 8'4" (2.53m)

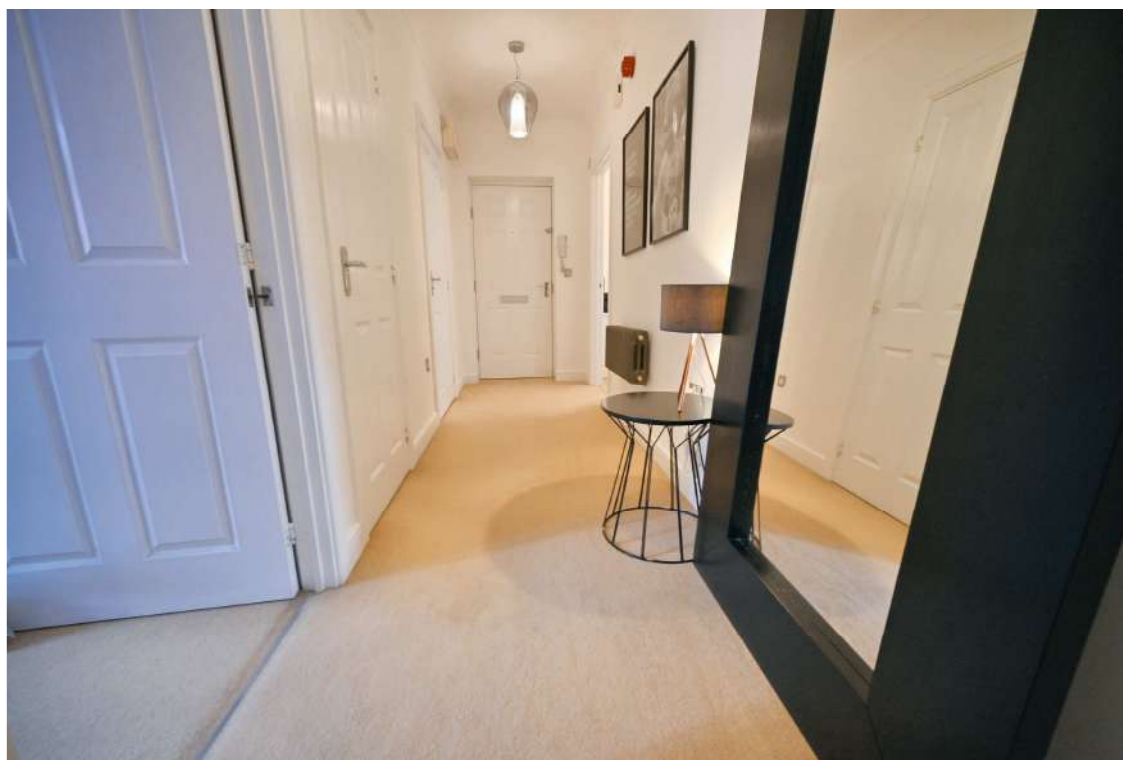
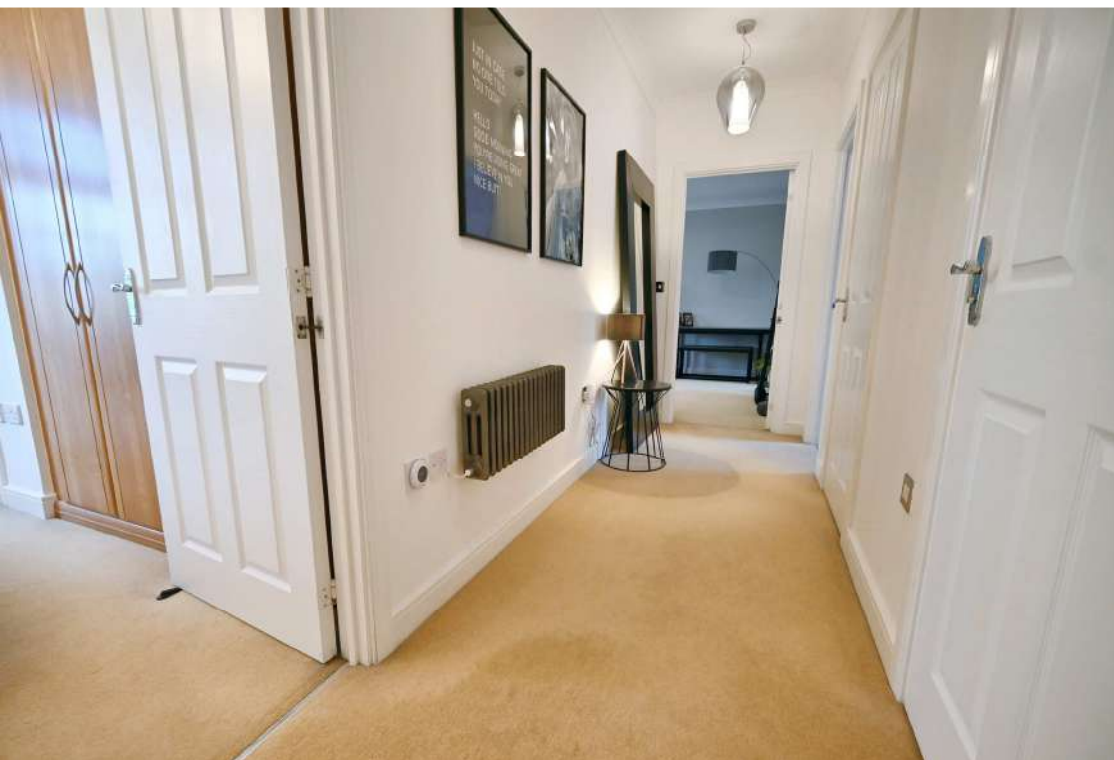
Refitted with a bespoke dark grey modern suite, fitted with a range of soft closing cupboards & drawers, matching suspended wall cupboards with LED under lights, marble effect worktops, sunken stainless steel double sink unit with Franke black mixer tap over, a range of built in appliances including fridge, freezer, dishwasher, washing machine, Neff 'hide & slide' double electric oven with 12 cooking functions, matching single compact Neff oven with microwave function, 4-ring induction hob with extractor screen over, recess for tumble dryer, tiled flooring, recessed ceiling spotlights, extractor fan and double glazed window to rear.

**Remote control security gates provide access to the long driveway with resident's carpark having two allocated spaces. IMPORTANT NOTICE** - The seller of this property is an employee of Thomas Harvey Estate Agents.

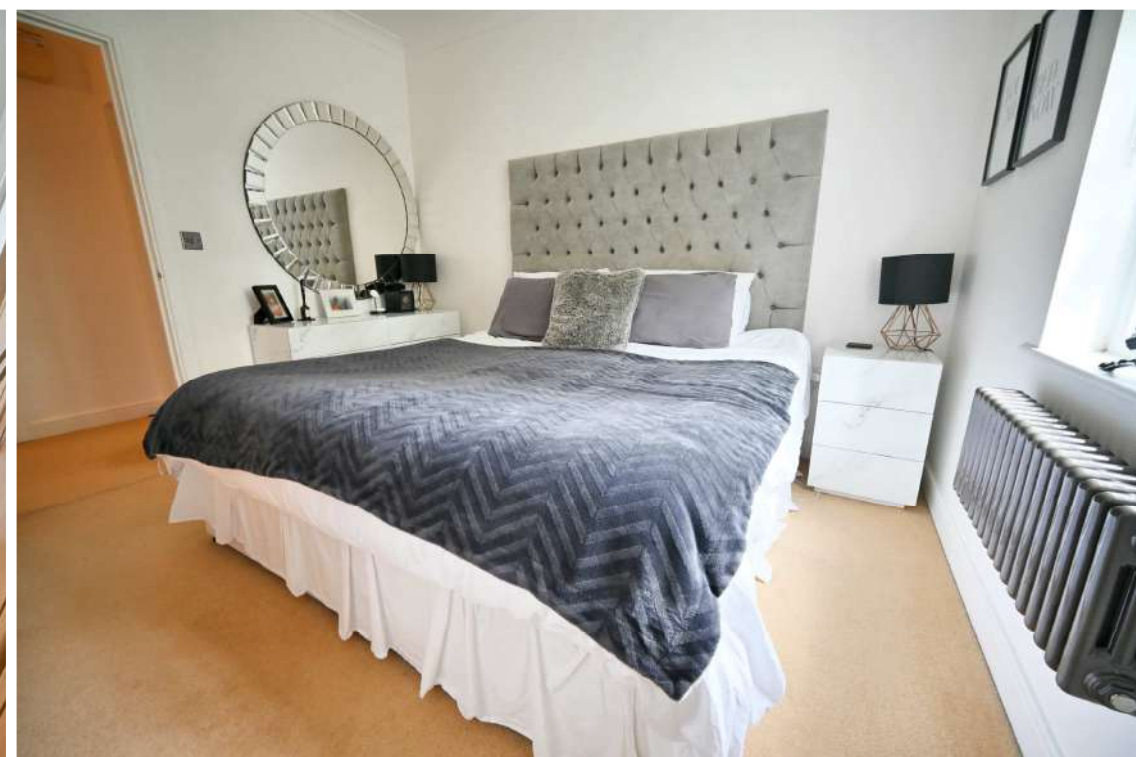
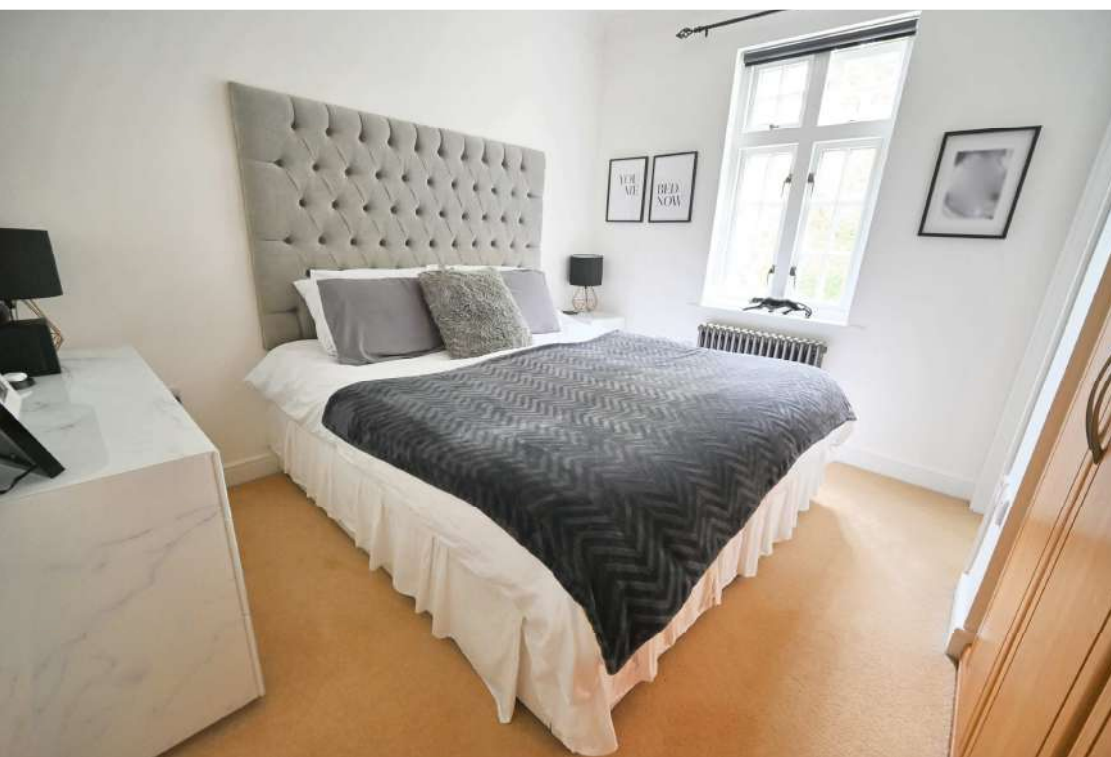






















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**PROPERTY MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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