



17 Wergs Drive, Tettenhall



*An Extremely Spacious & Spectacular Five Bedroom Three Bathroom Detached Family House With A Separate Self Contained Annexe. Restyled By The Present Owners To A First Class Specification & With Added Feature Of Sitting In A Generous Plot Of Approx. 0.5acre!*

**Birchwood House, 17 Wergs Drive, Tettenhall, Wolverhampton, WV6 8TZ**

**Asking Price: £925,000**

**Tenure: Freehold**

**Council Tax: Band G - Wolverhampton**

**EPC Rating: C (72) No: 0641-2816-7518-9706-8645**

**& Annexe: D (68) No: 0848-2876-7612-9006-8911**

**Total Floor Area: 3,690.8 (342.9sq metres) Approx.**

**Services: We are informed by the Vendors that all main services are installed**

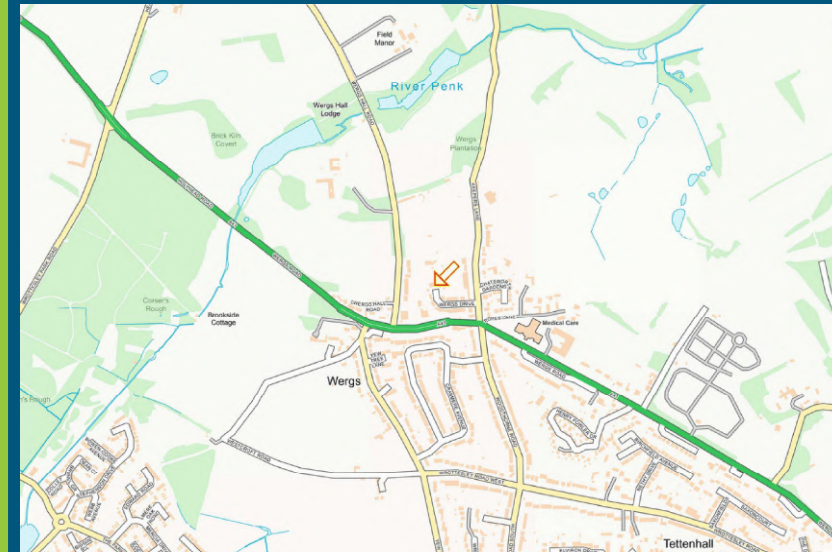
Situated in one of the most highly regarded addresses in Tettenhall, occupying a prominent position at the end of this select cul-de-sac just off Keepers Lane, this superior detached house has been extensively modified in recent years to create undoubtedly one of the finest examples of its type currently listed on the market! With no expense spared, the extremely spacious accommodation offers a variety of high-quality fittings throughout with internal inspection highly recommended, to appreciate this wonderful family home. The exceptionally high standard of accommodation includes quality carpets & flooring, a number of internal oak doors, fitted kitchen, luxury & beautiful bathrooms, welcoming reception rooms and fresh attractive décor throughout, whilst maintaining the charm of the original character of the house.

Stood in a generous plot of approx. 0.5acres, the equally impressive interior which has been designed to utilise the maximum space and measures at approx. 3,690.8sq feet, includes a reception porch to the light & airy entrance hall with oak L-Shaped staircase and fitted cloakroom, formal lounge with log burner stove and a large double glazed conservatory off. A separate dining room leads to the living room, creating an excellent open space for entertaining guests and large families. At the rear of the house, the breakfast kitchen is fitted with a quality suite enjoying views over the rear garden and having a useful utility adjacent. On the first floor, the galleried landing leads to the large master bedroom suite with walk in wardrobe & luxury ensuite, two further double bedrooms and a stunning well-appointed family bathroom. A second staircase leads to the top floor with a further white bathroom and two bedrooms. At the front of the property is a gravelled 'in & out' driveway providing plenty of off road parking with additional screened gated parking at side. There is also a detached double garage with automatic door. At the rear of the garage, a rear lobby with staircase leads to the first floor self-contained annexe which has currently been fitted out as an extensive home office with kitchenette facilities & fitted cloakroom. This area could of course easily be used for independent living space, ideal for aged relatives or independent teenagers. The extensively landscaped fully stocked rear garden (measuring at just under approx. 180ft long) provides a fantastic usable outdoor space with raised full with paved patio, vast lawn, kids play area and custom-built decked terrace with two timber pergolas, barbeque area, perfect for hosting summer parties. In 2022, the property had been granted Planning Permission for a single storey rear extension and rear basement below & beyond the extension. This new space would create a full width open plan living space from the kitchen and further living or entertaining area below in the basement level. City of Wolverhampton Council– Reference 22/00207/Ful.

Not only is Wergs Drive in a favoured residential area, Tettenhall High Street is within easy distance and the amenities therein which including a wide range of facilities, excellent schools in both sectors, popular coffee shops, local shops, Tennis & Cricket Clubs, South Staffordshire Golf Club and of course Tettenhall Green playing fields & pool. The city centre is less than 3 miles away and the M54 motorway is a short drive way, perfect for commuting to Birmingham, Telford and other principal cities. Certainly, a superb example of its type and a fantastic opportunity to purchase such an exclusive home, the accommodation further comprises:

House - 17 Wergs Drive			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annex - 17 Wergs Drive			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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**Reception Porch:** Hardwood double glazed leaded door with matching side windows and laminate flooring. **Entrance Hall:** Internal PVC double glazed leaded door and matching full height side windows, covered radiator, coved ceiling, laminate flooring and L-Shaped oak staircase to first floor. **Fitted Cloakroom:** Fitted with a smart white suite comprising pedestal wash hand basin, feature stone effect wall with recessed WC, white heated towel rail, recessed ceiling spot lights and laminate flooring.

**Lounge: 18’1” (5.50m) x 12’11” (3.93m)**  
Feature wood burner stove, covered radiator, coved ceiling, laminate flooring, double glazed windows to side & front with internal sliding double glazed door to: **Conservatory: 12’ (3.67m) x 20’11” (6.37m)** Ceiling light & fan, tiled flooring, side door and double doors to rear.

**Dining Room: 13’ (3.95m) x 11’6” (3.51m)**  
Radiator, coved ceiling, recessed ceiling spot lights, laminate flooring, double glazed window to front and open archway to: **Living Room: 13’7” (4.13m) x 16’ (4.88m)** Radiator, coved ceiling, recessed ceiling spot lights, laminate flooring and double glazed window to front with matching side windows.

**Breakfast Kitchen: 10’1” (3.08m) x 21’2” (6.46m)**  
Fitted with a matching suite of traditional light units comprising a range of base cupboards & drawers with suspended wall cupboards, granite worktops with sunken stainless steel 1.5 drainer sink unit, recess & gas point for Range style cooker, laminate breakfast bar with additional worktops, built in dishwasher, radiator, coved ceiling, recessed ceiling spot lights, quartz style ceramic tiled flooring, double glazed window to rear with matching double doors to rear patio.

**Utility: 10’3” (3.12m) x 6’11” (2.10m)**  
Fitted with a suite to match the kitchen units and includes base cupboards & drawers, laminate worktops, floor to ceiling built in unit housing the wall mounted gas fired central heating boiler, plumbing & recess for washing machine & dryer, extractor fan, recessed ceiling spot lights, quartz style ceramic tiled flooring, double glazed window to rear and composite stable door to side exterior.

**First Floor Galleried Landing:** Radiator, recessed ceiling spot lights, double glazed window to rear and second staircase to top floor with built in storage space below.

**Bedroom One: 24’ (7.31m max) x 15’6” (4.73m)**  
Radiator, recessed ceiling spot lights, feature panelled wall with bedside wall lights, double glazed window to front and open access to **Walk In Wardrobe:** Fitted with bespoke railings & drawers, recessed ceiling spot lights and double glazed picture window to rear. **Ensuite: 9’9” (2.96m) x 7’6” (2.29m)** Refitted with a luxury modern white suite with chrome fittings, comprising walk in double shower with overhead rainfall shower & handheld spray, display shelving alcove with LED lighting, vanity unit with granite style worktop & LED wall mounted mirror over, recessed WC, large white heated towel rail, matching large floor & wall ceramic tiles, recessed ceiling spot lights, extractor fan and double glazed opaque window to rear.

**Bedroom Two: 17’9” (5.41m) x 12’10” (3.90m)**  
Two radiator and double glazed windows to front & rear.

**Bedroom Three: 9’8” (2.94m) x 11’6” (3.51m)**  
Radiator, double glazed window to front and open archway to: **Dressing Room: 5’9” (1.76m) x 8’3” (2.51m)** Fitted with bespoke railings & drawers, recessed ceiling spot lights and double glazed window to front.

**Bathroom: 8’ (2.43m) x 11’5” (3.47m)**  
Refitted with a high quality white suite & matt black fittings, comprising double ended bath with floor mounted free standing bath-shower mixer tap, walk in double shower with overhead rainfall shower & handheld spray, vanity unit with matching suspended wall cupboard, recessed WC, LED wall mounted mirror, large black heated towel rail, matching large floor & wall ceramic tiles, recessed ceiling spot lights, extractor fan and double glazed opaque window to rear.

**Second Floor Landing:** Radiator, recessed ceiling spot lights, built in eaves storage with hot water cylinder and double glazed window to front.

**Bathroom: 7’3” (2.20m) x 10’3” (3.13m max)**  
Fitted with a white suite comprising panelled bath with handheld spray, vanity unit, low level WC, part tiled walls, radiator, recessed ceiling spot lights, ceramic tiled flooring and double glazed opaque windows to rear.

**Bedroom Four: 14’11” (4.54m) x 19’ (5.80m)**  
Two radiators, built in bespoke drawers & wardrobes/ cupboards, recessed ceiling spot lights, storage into eaves, skylight and double glazed windows to front & rear.

**Bedroom Five: 7’8” (2.33m) x 14’2” (4.33m)**  
Radiator, recessed ceiling spot lights, storage into eaves and double glazed windows to front & rear.

**Detached Garage: 20’1” (6.11m) x 19’8” (6.00m)**  
Remote controlled ‘up & over’ garage door, power, lighting, storage recess at rear, double glazed window to side and internal access to the rear lobby. **First Floor Annexe: 20’1” (6.11m) x 22’8” (6.91m)**  
A rear lobby with PVC double glazed side door, electric radiator, recessed ceiling spot lights, laminate flooring and stairs lead to the first floor. Open office space with electric radiators, Kitchenette with built in laminate base cupboards & worktop with stainless steel single drainer sink unit, recessed ceiling spot lights, skylights, loft hatch to attic space and double glazed windows to front & side. **Fitted Cloakroom:** Vanity unit, recessed WC, electric radiator, recessed ceiling spot lights, laminate flooring and double glazed window to side.

**Rear Garden:** A beautifully landscaped rear garden, clearly displaying the thought gone into creating a fantastic space including large patio area overlooking the vast lawn, flowering borders having a variety of shrubs & trees, children’s play areas, gravelled path to custom-built decked terrace with two timber pergolas & barbeque area, surrounding fencing and rear tall hedging maintaining the maximum privacy. There is also gated side access proving additional screened parking.



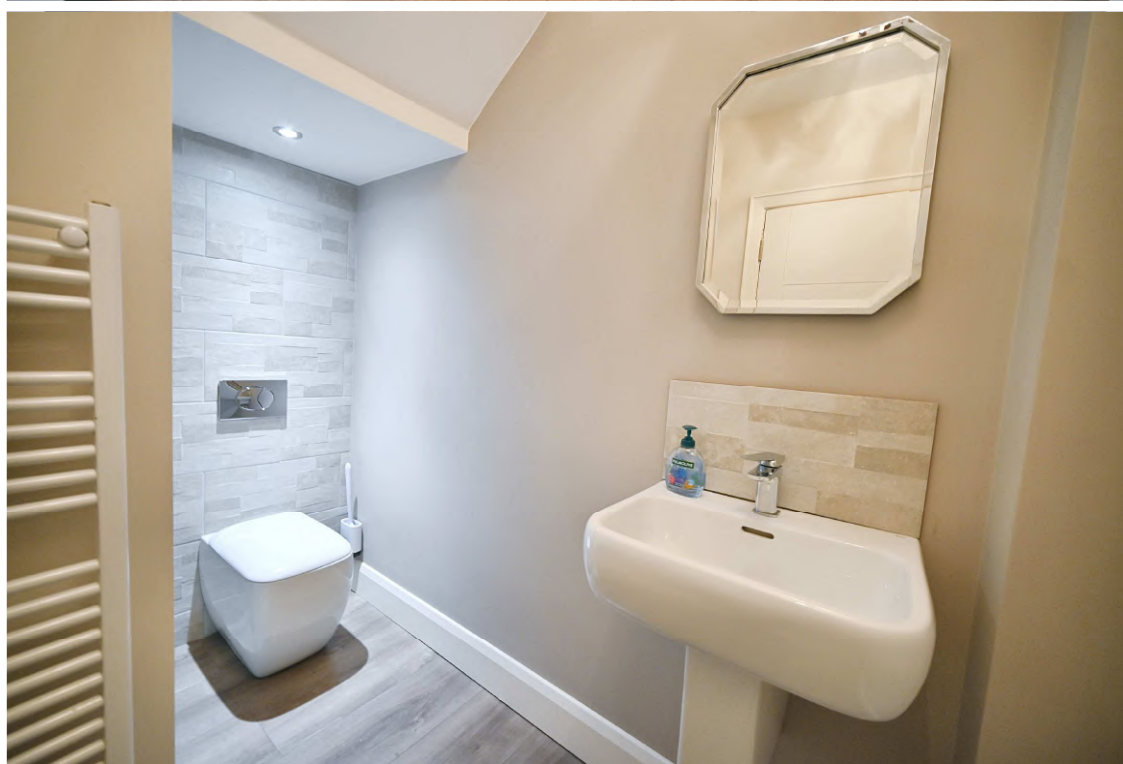


IMPORTANT NOTICE: Every care has been taken in the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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





































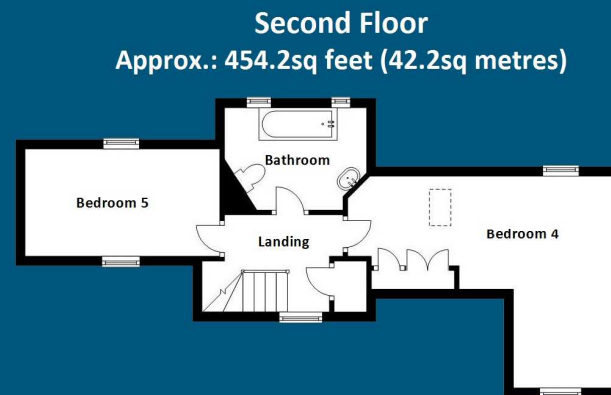
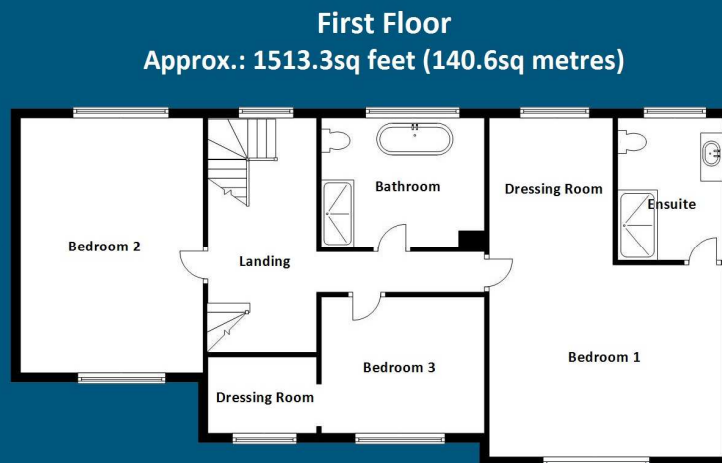
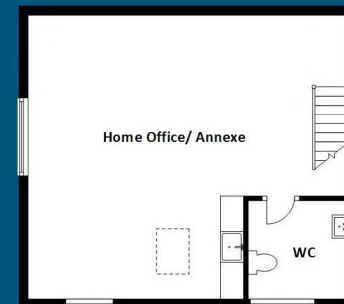
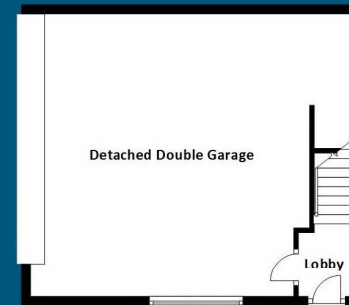
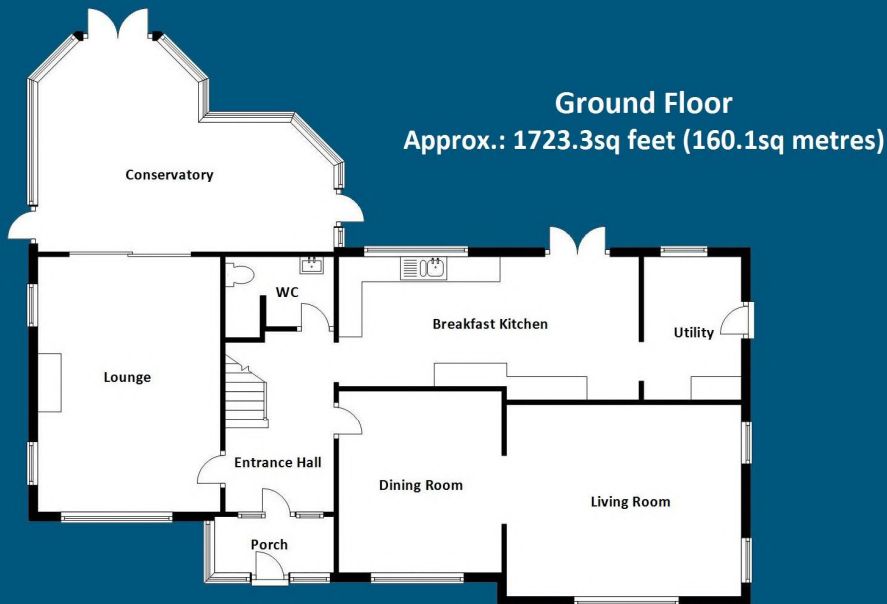












**Total Floor Area: 3690.8sq feet  
(342.9sq metres) Approx.**

**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.**

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.