



25 New Wing, Wergs Hall

THOMAS HARVEY
ESTATE AGENTS

A Most Attractive & Restyled Two Bedroom Two Bathroom Spacious Second Floor Apartment in the Superior Development known as Wergs Hall & Occupying A Choice Position On The End Of New Wing & Having Panoramic Views Over The Most Scenic Surrounding Setting!

25 New Wing, Wergs Hall, Wolverhampton, WV8 2HG

Asking Price: £259,950

Tenure: Leasehold

Leasehold Details: 125 years from 1st January 2004

Ground Rent: £125 every six months

Service Charge: £1,400.00 every six months

Council Tax: Band E (South Staffordshire)

EPC Rating: C (73) No: 0340-2957-1490-2695-5521

Total Floor Area: 899.9sq ft (83.6sq meters) Approx.

No Upward Chain

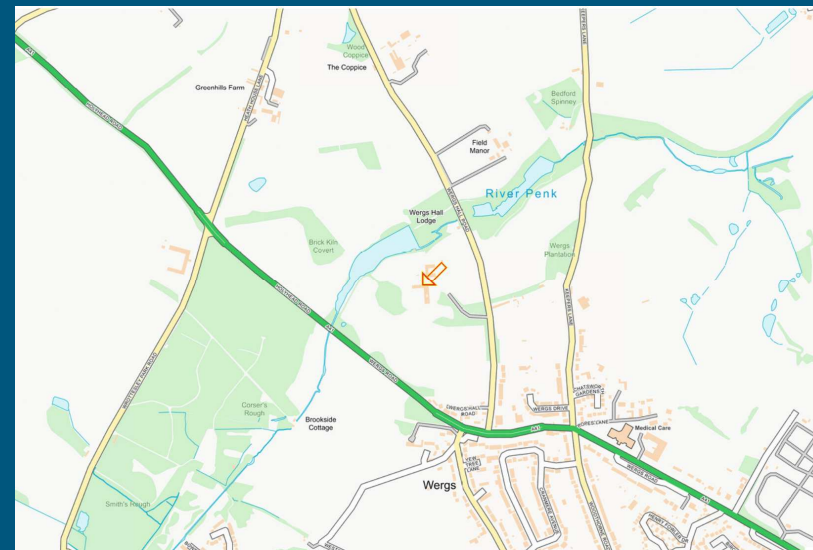
Services: We are informed by the Vendors that all main services are installed

Occupying a choice position on the second floor of New Wing, set in the exclusive development known as Wergs Hall, this distinctive and most impressive apartment has been restyled by the present owners to create a most charming & stylish interior, a perfect opportunity for purchasers requiring a luxury home ready to just move into!

Designed to utilise the maximum space, the well planned layout features large windows & tall ceilings creating a most comfortable & light interior, and is fitted with a number of high quality features throughout. These include neutral modern décor in every room, new Wi-Fi controlled energy efficient Haverland Smartwave electric radiators, quality carpets & flooring, smart white bathrooms and a well-designed fitted cream kitchen, having a wide range of built in appliances. At a generous floor area of approx. 899.9sq feet, the accommodation includes entrance hall with airing cupboard & separate storage cupboard, both having built in shelving & sensor LED lighting, master bedroom with built in wardrobes & ensuite shower room and a further double bedroom & bathroom. As No 25 is located at the end of New Wing, the 23ft open living & dining room features the unique advantage of a dual aspect view point, with views towards the adjacent lake via the French doors & Juliette balcony. The kitchen is fitted with a matching suite of cream units and further enjoys the benefit of a balcony overlooking the beautifully landscaped gardens. A gated sweeping driveway leads to the residents carpark with allocated parking for two cars, additional guest parking and a useful storage cage is located under the main hall.

Situated in over 9acres approx., the communal grounds are undoubtedly one of the most impressive selling points of the development including formal lawns & grounds, woodland, secret Japanese garden and views over neighbouring fishing lake. 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.

Internal inspection is highly recommended to appreciate the thought & design gone into creating an excellent example of its type!



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

THOMAS HARVEY
ESTATE AGENTS

T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS



Entrance Hall: 13'3" (4.04m) x 7ft (2.13m)

Telephone link to lobby door, electric radiator, coved ceiling, built in storage cupboard and separate airing cupboard.

Bedroom One: 13'1" (3.99m) x 18'3" (5.55m)

Built in laminate wardrobes consisting of three double closets, electric radiator, coved ceiling and two double glazed windows to front. **Ensuite: 8'9" (2.67m) x 3'10" (1.18m)** Fitted with a smart white suite including separate shower enclose, low level WC, pedestal wash hand basin, electric radiator, part tiled walls, wall mounted mirrored cabinet, recessed ceiling spot lights, tiled flooring and extractor fan.

Bedroom Two: 10ft (3.06m) x 9'7" (2.92m)

Electric radiator, coved ceiling and double glazed window to rear.

Bathroom: 9'10" (3.00m) x 6'9" (2.06m)

Fitted with a well appointed white suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin, low level WC, electric radiator, part tiled walls, recessed ceiling spot lights, extractor fan, tiled flooring and double glazed opaque window to rear.

Open Living Room with Dining Area: 22'5" (6.82m max) x 12'5" (3.79m)

Two electric radiators, wall light points, coved ceiling, double glazed window to side and matching French doors to front with Juliette balcony. An open archway leads to:

Kitchen: 9'10" (3.00m) x 8'9" (2.67m)

Fitted with a matching suite of light cream units comprising a range of base cupboards & drawers with matching laminate worktops, suspended wall cupboards with under lighting, stainless steel 1.5 drainer sink unit, built in appliances include 4-ring induction hob with extractor hood over, fridge, freezer, washing machine, dishwasher & electric double oven with multifunctional oven/grill over, recess for tumble-dryer, tiled splashbacks, recessed ceiling spot lights, ceramic tiled flooring and double glazed window to rear with matching door leading to balcony.

Basement Storage: 7'8" (2.37m) x 7'4" (2.25m)

Additional secured cage storage in the basement of Old Hall.

Remote control security gates provide access to the long driveway with allocated parking and visitors parking. Surrounding Grounds & Woodland: The mature landscaped gardens provide a most pleasant outlook with views over surrounding farmland and wooded paths, lawns, a large variety of shrubs and trees.

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.

















**Total Floor Area: 899.9sq feet
(83.6sq 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:-

1. The particulars do not constitute any part of an offer or contract.
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.