



27 Sparrows Nest, Wergs Hall

THOMAS HARVEY
ESTATE AGENTS

A Charming Two Bedroom Two Bathroom Ground Floor Apartment, Very Well Presented To Create A Beautiful & Chic Interior. In The Impressive Development Known As Wergs Hall!

27 Sparrows Nest, Wergs Hall, Wergs Hall Road, Wolverhampton, WV8 2HG

Asking Price: £230,000

Tenure: Leasehold

Leasehold Details: 125 Years from 1st January 2004

Ground Rent: £250 per annum

Service Charge: £1,400 every 6 months

Council Tax: Band D – South Staffordshire

EPC Rating: EPC Rating: D (64) No: 0370-2521-6510-2505-4451

Total Floor Area: 750.5sq feet (69.7sq metres) Approx.

No Upward Chain

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

Broadband – Ofcom checker shows Standard & Superfast are available

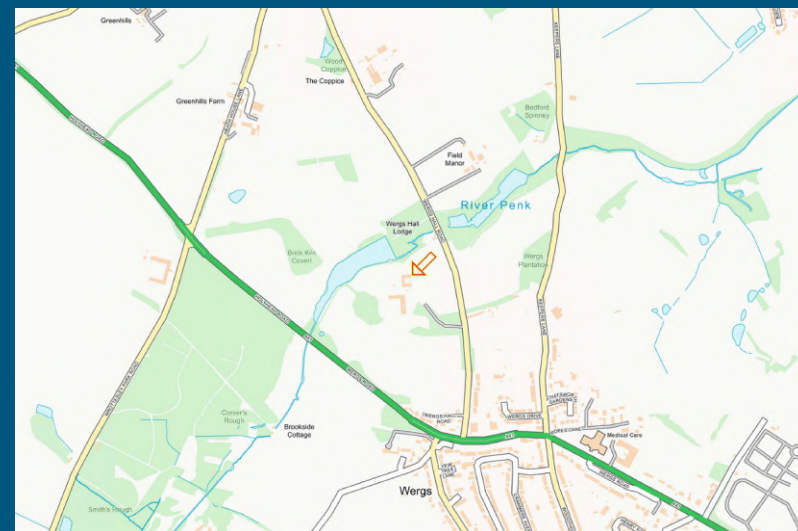
Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have good coverage outdoor.

Occupying a choice position on the ground floor of the east side of Sparrows Nest, set in the exclusive development known as Wergs Hall, this deceptive apartment has been extremely well maintained by the present owners to create a fabulous 'Shabby Chic' interior, ideal for buyers requiring a charming home, ready to just move into.

Constructed in 2004 and designed to utilise the maximum space with a comfortable floor area measuring at approx. 750.5sq feet, the beautifully presented interior includes fresh & bespoke décor throughout, quality carpets & flooring, luxury white bathrooms and fitted cream kitchen. 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! The accommodation comprises entrance hall with airing cupboard, master bedroom with built in wardrobes & ensuite, a second bedroom & bathroom and an open plan living room with dining area which enjoys an impressive fireplace and twin French doors onto the garden with patio areas. Adjacent is a smart kitchen with a matching suite of cream units including a large range of built in appliances and a most pleasant outlook over the landscaped courtyard. An excellent example of its type and being a tremendous investment opportunity, viewing is highly recommended to appreciate this delightful property.

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 the 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. Having the benefit of hardwood double glazed units and electric heating, this wonderful apartment is also offered with No Upward Chain.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Internal front door, telephone intercom system, electric hall heater, coved ceiling and built in airing cupboard.

Bedroom One: 11'1" (3.39m) x 8'8" (2.65m)

Built in twin floor to ceiling double wardrobes with interior shelving & railing, electric wall heater and hardwood double glazed window to front.

Ensuite: 11ft (3.36m) x 8'8" (2.63m)

Fitted with a smart white suite comprising panelled bath, separate shower enclosure with shower spray, low level WC, pedestal wash hand basin, recessed ceiling spot lights, part tiled walls, extractor fan, Herringbone style vinyl flooring and hardwood double glazed window to front.

Bathroom: 7ft (2.14m) x 5'4" (1.62m)

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

Bedroom Two/ Dining Room: 11'5" (3.49m) x 7'8" (2.33m)

Built in cupboard/ wardrobe, electric wall heater and hardwood double glazed window to rear.

Open Plan Living Room with Dining Area: 15'9" (4.80m) x 14'9" (4.49m)

Feature stone fire place & marble hearth with coal effect electric fire, electric radiator, coved ceiling and two hardwood double glazed French doors to front.

Kitchen: 11'5" (3.49m) x 8'4" (2.55m)

Fitted with a matching suite of cream 'shaker style' units comprising a range of base cupboards, drawers & suspended wall cupboards with under lighting, laminate worktops, white ceramic 1.5 drainer sink unit with chrome mixer tap, built in double electric oven with combination grill/ oven over, 4-ring electric hob with stainless steel extractor hood over, fridge, freezer & dishwasher, plumbing for washing machine/ dryer, tiled splashbacks, recessed ceiling spot lights, electric skirting heating, tiled flooring and hardwood double glazed window to rear.

Remote controlled security gates provide access to the long driveway with resident's carpark having two allocated spaces.

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.





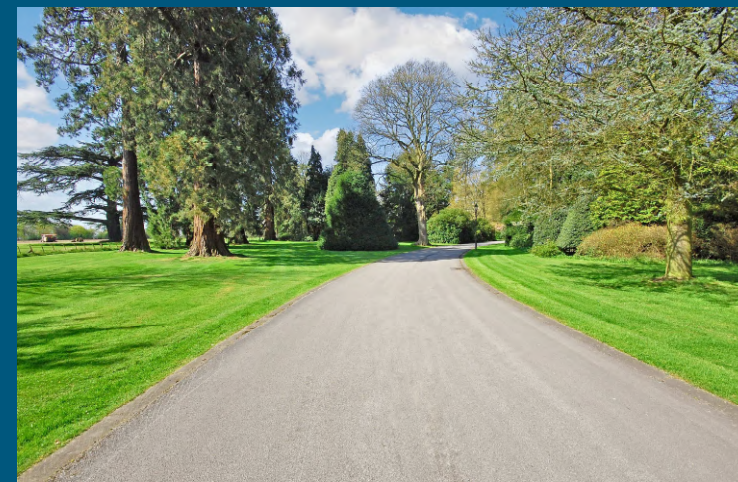
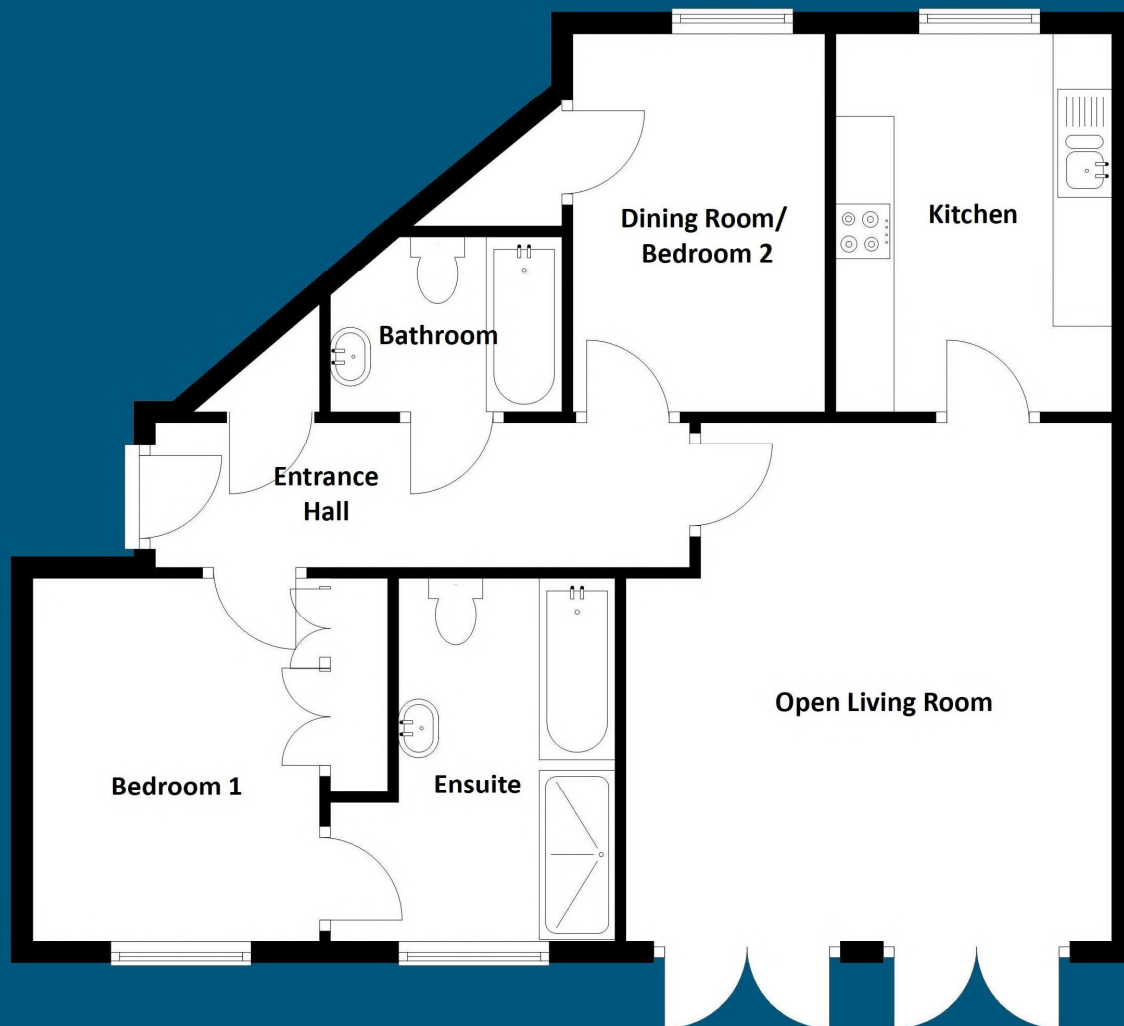












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Total Floor Area: Approx. 750.5sq feet (69.7sq metres)

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

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.

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