3 Old Hall Wergs Hall, Tettenhall, Wolverhampton, WV8 2HG

BERRIMAN
EATON

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An elegant apartment forming part of a mansion conversion of an historic Grade II Listed country house

LOCATION

The apartment forms part of a substantial development which stands amidst several acres of glorious, mature grounds and yet which is in a particularly convenient situation. The comprehensive local facilities afforded by both Tettenhall and Codsall village centres are within a few minutes drive, the Perton shopping centre is nearby and there is easy access to the City Centre.

DESCRIPTION

3 Old Hall is one of the finest examples of its type and occupies a particularly pleasant position within the Old Hall with charming views over the mature grounds and direct access to the gardens.

The apartment provides accommodation of some stature and note with some particularly fine and elegant principal rooms including a notable drawing room with tall, moulded ceiling, a sitting room and a large breakfast kitchen. The residence caters for a grand lifestyle with superb reception and entertaining areas and yet comes with all the benefits of apartment living.

ACCOMMODATION

There is a fine approach to the apartment through a communal entrance hall and grand, panelled reception hall which provides a superb first impression. The apartment itself has a long principal HALL with central arches and old plaque rail. There is a fine PRINCIPAL RECEPTION ROOM with ample space for both seating and dining with a tall, vaulted and moulded ceiling, windows and doors overlooking the beautiful gardens and an electric fire. The SITTING ROOM is of equally grand proportions with a tall ceiling and decorative fireplace and there is a large, well appointed BREAKFAST KITCHEN with a comprehensive range of wall and base mounted units and contrasting centre island, there are appliances including a double electric oven, five-ring induction hob with extraction chimney above, dishwasher, washing machine and fridge freezer.

An inner hall with a useful, large storage cupboard leads to the bedroom accommodation provided by the principal suite which has a double bedroom with ornate ceiling moulding and a sash window overlooking the gardens together with an ensuite bathroom. There is a second double bedroom with a mezzanine storage area and which has an inter-connecting door with the house bathroom which has a tall ceiling with ceiling mouldings, a panelled bath, separate shower cubicle, WC and wash basin.

OUTSIDE

The apartment benefits from two allocated parking spaces and stands within the glorious, matured setting provided by the prestigious Wergs Hall and the several acres of matured lawns, gardens and grounds with some charming wooded walks.

Whilst the apartment benefits from excellent internal storage areas there is also the additional advantage of a large, secured storage area in the cellars to the Old Hall.

TENURE

The property is Leasehold with a 999 year lease therefore having approximately 977 years remaining. The Freehold is held by the residents management company of which the apartment owners are one of the shareholders.

SERVICE CHARGE

There is a service charge which covers external decoration and maintenance, insurance of the main building, security gate and entry phone systems, gardening, window cleaning and the communal central heating system. The current charge is approximately £535.13 PCM.

We are informed by the Vendors that mains water, drainage and electricity are connected and that the central heating is gas fired with a communal boiler that was replaced in 2023 with individual meters for each of the apartments in Old Hall.
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is LEASEHOLD.
Broadband – Ofcom checker shows Standard and Superfast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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www.berrimaneaton.co.uk

Offers Around
£445,000

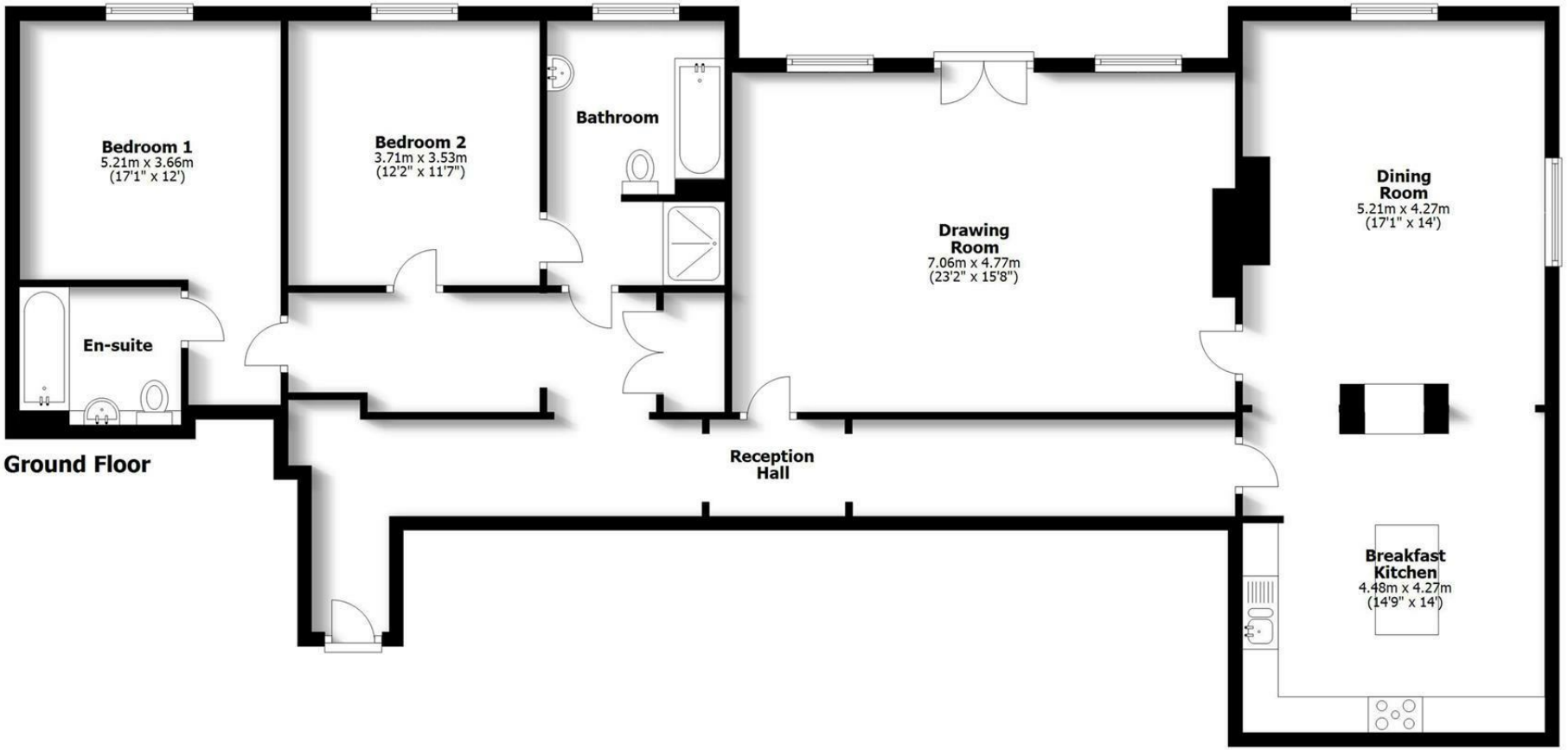
EPC:

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.

3 OLD HALL
WERGS HALL, TETTENHALL

TOTAL: 151.3sq.m. 1628sq.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