

41 Sparrows Nest, Wergs Hall

THOMAS HARVEY
ESTATE AGENTS

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

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

Asking Price: £250,000

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: C (75) No: 2400-3137-0822-0100-3723
Total Floor Area: 758.1sq feet (72.9sq metres) Approx.
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 likely coverage indoor and all four have likely coverage outdoor.

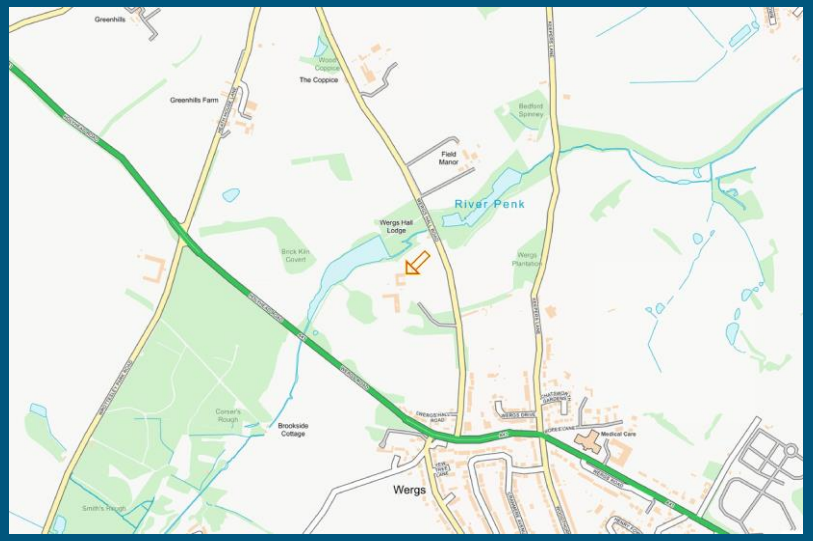
Occupying a choice position on the ground floor of Sparrows Nest, set in the exclusive development known as Wergs Hall, this distinctive and most impressive apartment has been extensively restyled by the present owners to create a most charming & stylish interior, with no expense spared.

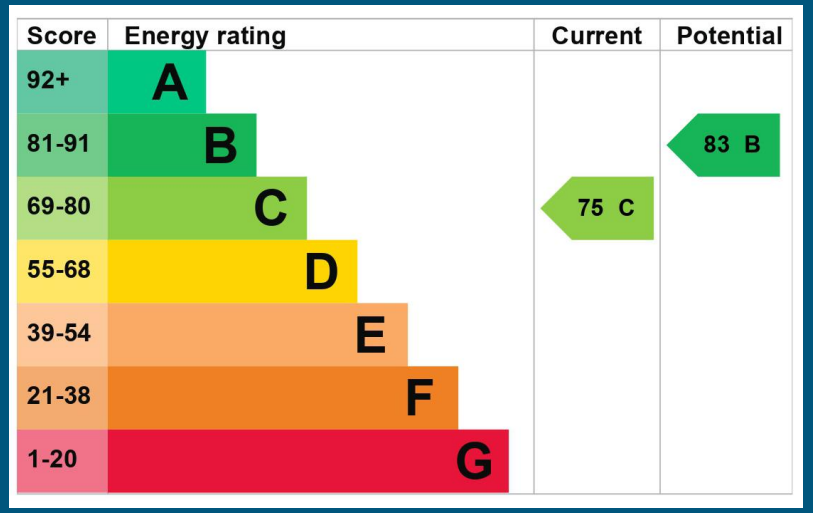
Internal inspection is highly recommended to appreciate the thought & design gone into creating undoubtedly one of the finest examples of its type, perfect opportunity for purchasers requiring a bespoke luxury home ready to just move into!

Designed to utilise the maximum space with a total floor area of approx. 758sq feet, the well planned layout has recently been refurbished to a first class standard with a number of stunning features throughout including neutral modern décor, replaced electric radiators, quality carpets & flooring, new bespoke luxury ensuite & main shower room and a stunning new custom kitchen with a range of built in appliances. The accommodation includes entrance hall with airing cupboard, master bedroom with built in wardrobes & fabulous ensuite, a second bedroom/ sitting room and a modern shower room. The 16ft living room with dining area has a modern wall mounted electric fire and two sets of French doors lead to the terrace. The kitchen is fitted with a striking light suite with a range of built in appliances and enjoys an outlook over the landscaped centre courtyard. No 41 also benefits from two separate outdoor seating areas.

Situated in approx. 9acres, 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 is located on the north aspect of Wergs Hall and surrounds a centre courtyard creating a most pleasant setting with a gated sweeping driveway, 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. With viewing a must, the accommodation further comprises:





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

rightmove.co.uk The UK's number one property website
naea | propertymark PROTECTED
arla | propertymark PROTECTED
OnTheMarket.com
The Property Ombudsman LETTINGS
TDS Tenancy Deposit Scheme

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

Bathroom: 7'11'' (2.42m) x 5'9'' (1.75m)
Fitted with a new modern white suite with matt black fittings and comprising walk in double shower with overhead rainfall shower head, separate handheld spray & matt black grid style screen, vanity unit, low level WC, LED wall mounted mirror & matching wall mounted cabinet, white glazed brick part tiled walls, recessed ceiling spotlights, marble effect tiled 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 with brushed brass fittings and comprising walk in double shower with overhead rainfall shower head, separate handheld spray & side screen, low level WC, vanity unit, suspended wall cupboard with shelving, built in floor to ceiling double wardrobe, marble effect tiled walls & flooring, electric heater, LED wall mounted mirror, recessed ceiling spotlights, extractor fan and double glazed opaque window to front.

Bedroom Two/ Dining Room: 11'3'' (3.44m) x 7'7'' (2.32m)
Built in cupboard/ wardrobe, electric radiator and double glazed window to rear.

Open Plan Living Room with Dining Area: 15'10'' (4.83m) x 14'10'' (4.53m)
Feature wall mounted electric modern fire, electric radiator, coved ceiling and two sets of double glazed French doors with plantation shutters to front terrace.

Kitchen: **11'4'' (3.45m) x 8'4'' (2.53m)**
Refitted with a bespoke shaker style light modern suite, fitted with a range of soft closing cupboards & drawers, matching suspended wall cupboards with under lights, marble style quartz worktops, sunken single drainer sink unit with mixer tap over, a range of built in appliances including fridge, freezer, dishwasher, washing machine & dryer, Smeg electric oven & combination oven/ grill, multifunctional microwave, 4-ring induction hob with extractor screen over, recessed ceiling spotlights, extractor fan, Herringbone style solid wood flooring 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: 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.






BAUHAUS
AUSSTELLUNG
Ramen Shop
SHIO
RAMEN



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.
























BAUHAUS
AUSSTELLUNG





















Total Floor Area: 740sq feet (68.7sq metres) Approx.

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

THOMAS HARVEY
ESTATE AGENTS

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 PARTICLUARS 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.