

20 New Wing, Wergs Hall

THOMAS HARVEY
ESTATE AGENTS

A Stunning & Beautifully Presented Two Bedroom Two Bathroom Ground Floor Apartment in the Superior Development known as Wergs Hall & Having Panoramic Views Over The Most Scenic Surrounding Setting!

20 New Wing, Wergs Hall, Tettenhall, Wolverhampton, WV8 2HG
Asking Price: £215,000

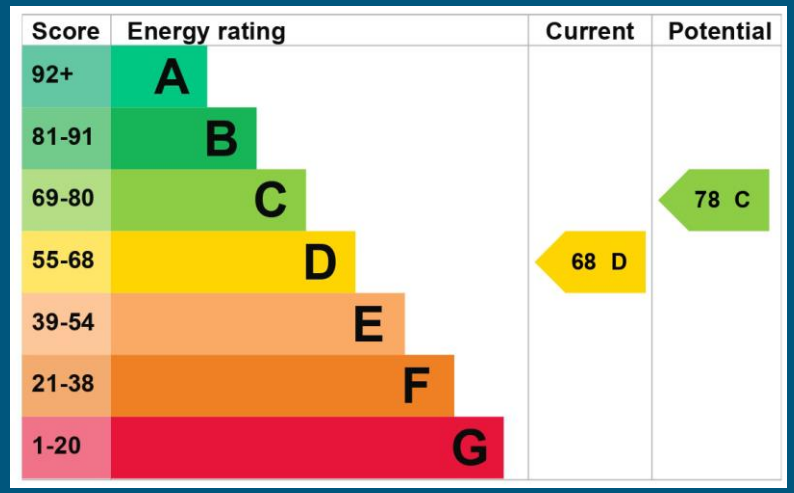
Tenure: Leasehold
Leasehold Details: 125 years from 1st January 2004
Ground Rent: £125 every six months
Service Charge: £1,400.00 every six months
Council Tax: Band E (South Staffordshire)
EPC Rating: D (68) No: 88307225-7190-4073-2222
Total Floor Area: 849.4sq ft (78.9sq meters) Approx.
Services: We are informed by the Vendors that main water & electric services are installed
Broadband – Ofcom checker shows Standard & Superfast are available. Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have likely coverage outdoor.

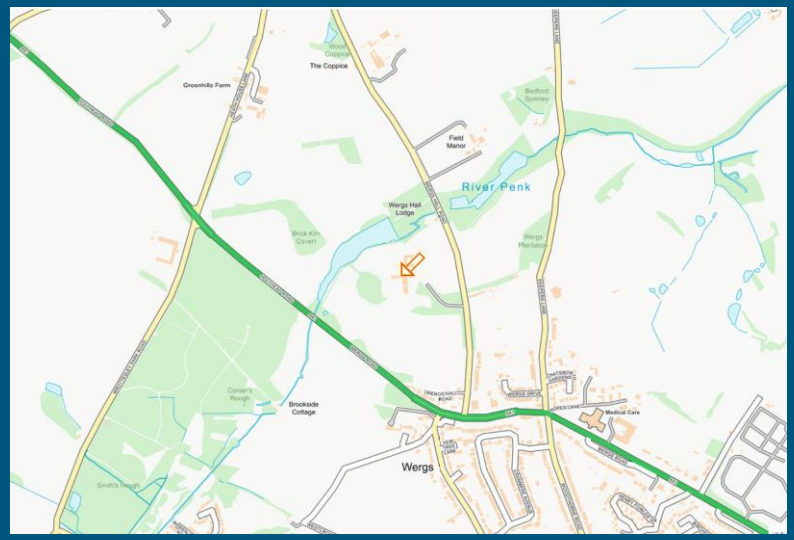
Occupying a choice ground-floor position within the distinguished New Wing of Wergs Hall, this exceptional ground floor apartment offers a rare opportunity to acquire a luxury home of genuine character and quality. Restyled in recent years with great care, the interior combines charm, sophistication and contemporary comfort, a turnkey residence for purchasers seeking a premium lifestyle in one of the region's most exclusive private settings.

Designed to maximise space and natural light, the apartment features tall ceilings, large windows and a beautifully balanced layout, creating an inviting and effortlessly bright living environment. Every room has been designed to an impressive standard, with fresh modern décor, quality carpets and flooring, smart white bathrooms and a well equipped kitchen, all enjoying a delightful outlook over the landscaped mature grounds. The single-level layout is particularly ideal for buyers wanting the ease and accessibility of bungalow-style accommodation, while still enjoying the reassurance and security of neighbours close by.

Extending to approximately 849sq feet, the accommodation includes an entrance hall with airing cupboard and separate storage cupboard, a master bedroom with built-in wardrobes and ensuite shower room, a further double bedroom and a well-appointed main bathroom. The magnificent 26ft open-plan living and dining room benefits from a unique dual-aspect design, with French doors framing views towards the neighbouring lake, a tranquil and highly desirable feature. A gated sweeping driveway leads to the residents' car park, offering two allocated parking spaces, additional guest parking and a private storage cage located beneath the main hall.

Set within approximately nine acres of breathtaking communal grounds, Wergs Hall is renowned for its exceptional outdoor environment, including formal lawns, mature woodland, a secret Japanese garden and picturesque views over the adjacent fishing lake. Despite its tranquil countryside setting, the development remains superbly convenient, with Tettenhall Village just over one mile away and Codsall Station only 1.6 miles. A truly impressive example of its type, internal inspection is strongly recommended to appreciate the quality, design and exclusivity of this outstanding apartment!





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 hardwood door, telephone link to lobby door, electric wall heater, coved ceiling, laminate flooring, built in cupboard housing hot water heating system separate built in cloaks/ storage cupboard.

Bedroom One: 9'5" (2.90m) x 14'1" (4.32m)
Built in tall wardrobe with open storage recess above, electric wall heater and double glazed window to front. **Ensuite Shower Room: 8'8" (2.71m) x 3'1" (0.95m)**
Fitted with a white suite comprising shower with folding screen & hand held chrome spray, low level WC, pedestal wash hand basin, wall mounted electric heater, part tiled walls, recessed ceiling spotlights, tiled flooring and extractor fan.

Bedroom Two: 9'2" (2.81m) x 9'5" (2.90m)
Built in furniture including double wardrobes, drawers, dressing area / desk & bookcase unit, electric wall heater, wall light points and double glazed window to rear.

Bathroom: 6'6" (2.04m) x 9'8" (3.01m)
Fitted with a smart white suite comprising double shower with folding screen & chrome hand held spray, panelled bath, pedestal wash hand basin, low level WC, part tiled walls, electric wall heater, recessed ceiling spotlights, extractor fan, tiled flooring and double glazed opaque window to rear.

Open Plan Living & Dining Room: 26'2" (8.01m) x 12'8" (3.92m max) x 8'9" (2.72m min)
Marble fireplace & hearth with decorative surround & electric coal effect fire, two electric wall heaters, coved ceiling, laminate flooring and double glazed French doors to front with full height plantation shutters. An open archway leads to: **Kitchen: 8'7" (2.68m) x 10'5" (3.22m)** Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops with stainless steel 1½ drainer sink unit with pull out mixer tap with filter feature. Built in appliances include electric oven with combination grill/ oven over, 4- ring induction hob with stainless steel extractor hood, fridge, freezer & dishwasher, plumbing for washing machine, tiled splash backs, electric skirting heating, recessed ceiling spotlights, tiled flooring and windows to rear with door leading to the patio area.

Basement Storage: 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.













































20 New Wing, Wergs Hall

Total Floor Area: 849.4sq ft (78.9sq meters) 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.