



Wergs Hall Gardens, Wergs Hall Road, Tettenhall, Wolverhampton, WV8 2HQ

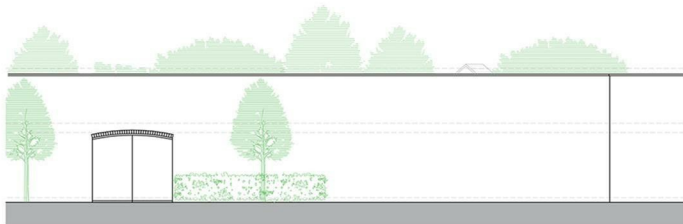
BERRIMAN  
EATON



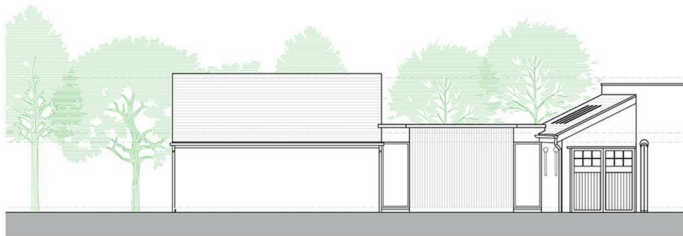
Northern Elevation



Eastern Elevation



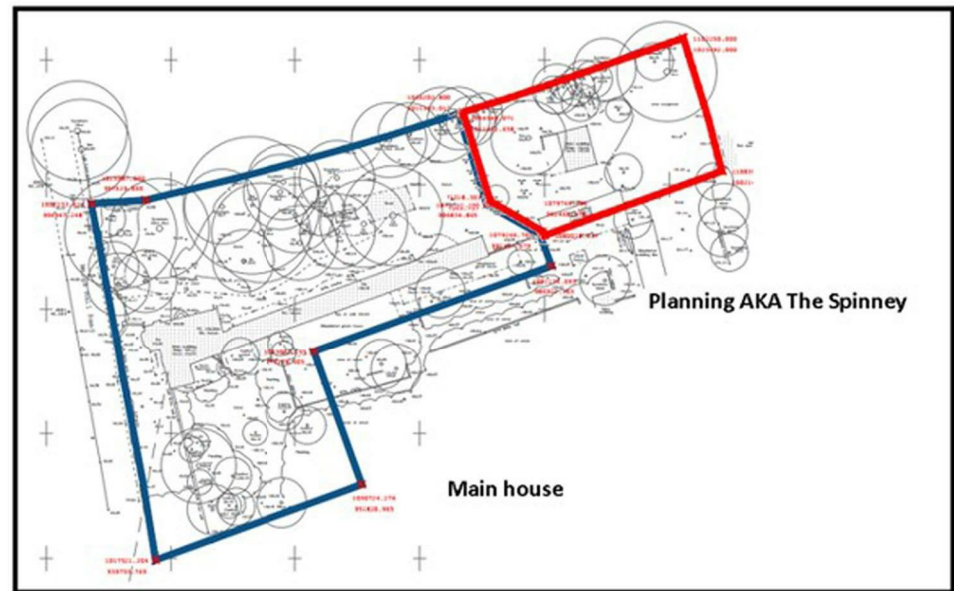
Southern Elevation



Western Elevation



Ground Floor Plan



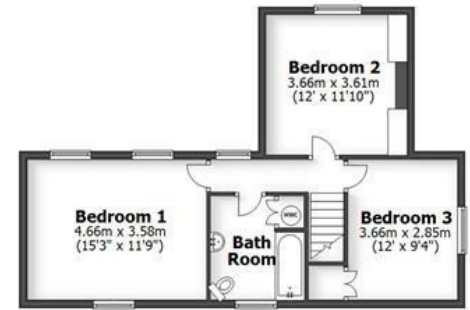


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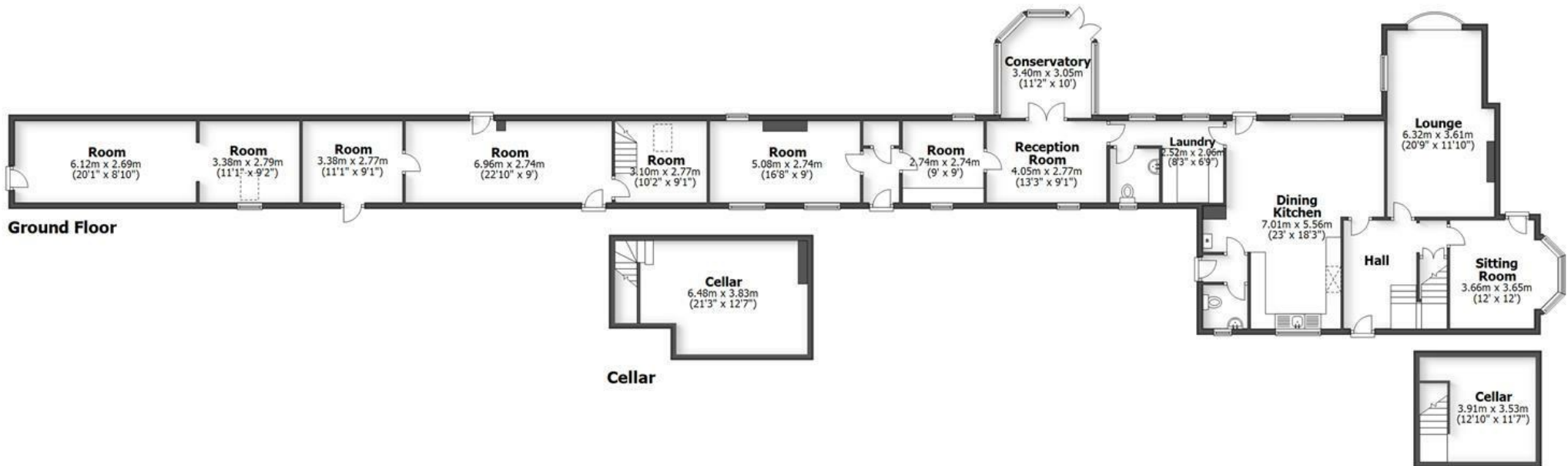
A unique opportunity consisting of a landmark period property with an adjoining cottage together with outbuildings plus planning consent for a single storey residence in a plot of just under an acre. All located in high regarded address on the fringes of both Tettenhall and Codsall Village Centres.

# WERGS HALL GARDENS

WERGS HALL ROAD, TETTENHALL



**First Floor**



**Ground Floor**

**Cellar**

**Cellar**

**TOTAL: 296.6sq.m. 3193sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

## LOCATION

Wergs Hall Gardens stands in a delightful situation almost opposite the gates to Wergs Hall itself and is surrounded by open countryside creating a charming rural setting and yet is within a few minutes drive of the highly regarded centres of both Tettenhall and Codsall.

Wolverhampton City Centre is easily accessible, Codsall and Billbrook Train Stations provides direct services to both Shrewsbury and Birmingham and the M54 is within easy reach facilitating fast access to Birmingham and the entire industrial West Midlands.

## DESCRIPTION

Wergs Hall Gardens is a unique proposition and one that is ideal for multi generational family occupancy. It is the first time that the property has been offered for sale in almost half of a century. There is a well proportioned, landmark Victorian house which provides generous accommodation over two floors. The property requires a comprehensive scheme of modernisation in order to realise its full potential and there is ample scope to remodel and extend the property according to individual buyers own requirements.

There is an adjoined cottage together with a larger range of outbuilding which has much potential for a variety of different uses.

Additionally, there is planning permission for conversion of further building to provide substantial and independent single storey barn style house

## ACCOMMODATION

The original Victorian property benefits from fine accommodation over two floors which in brief comprises to the ground floor: Hallway, Sitting Room, Lounge, Dining Kitchen, Cloakroom and Laundry together with Three Bedrooms and a Bathroom to the upper storey.

The adjoined cottage comprises entrance lobby, reception room, kitchen, bedroom, cloakroom and conservatory.

There is a large range of attached single storey outbuilding which could be converted to provide further annex accommodation, home office, leisure rooms or gym with buyers having the opportunity to decide how best these buildings could suit.

In addition there is a further range of outbuildings which now have permission to be converted to provide a contemporary single storey residence. The proposed plans provide for a large Living Room, Dining Kitchen, Two Bedrooms, a Shower Room, a Cloakroom and a Utility area. Buyers could revisit this provision should they so wish (SSTP)

## OUTSIDE

The entire property stands in grounds of a little under one acre in total, all of which are broadly levelled and much matured. The proposed is for the Victorian house itself to stand in a plot of approximately half an acre but, clearly, should the property be sold as one lot then the ultimate buyer could decide where the boundary is split.

## PLANNING PERMISSION

Planning Permission has been granted by South Staffordshire Council for the “demolition of three NO.outbuildings. conversion of existing barns to allow erection of new link to create a new dwelling”.

Application number: 22/00777/FUL

Date of Decision: 18th November 2022

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND D – Wolverhampton

POSSESSION Vacant possession will be given on completion.

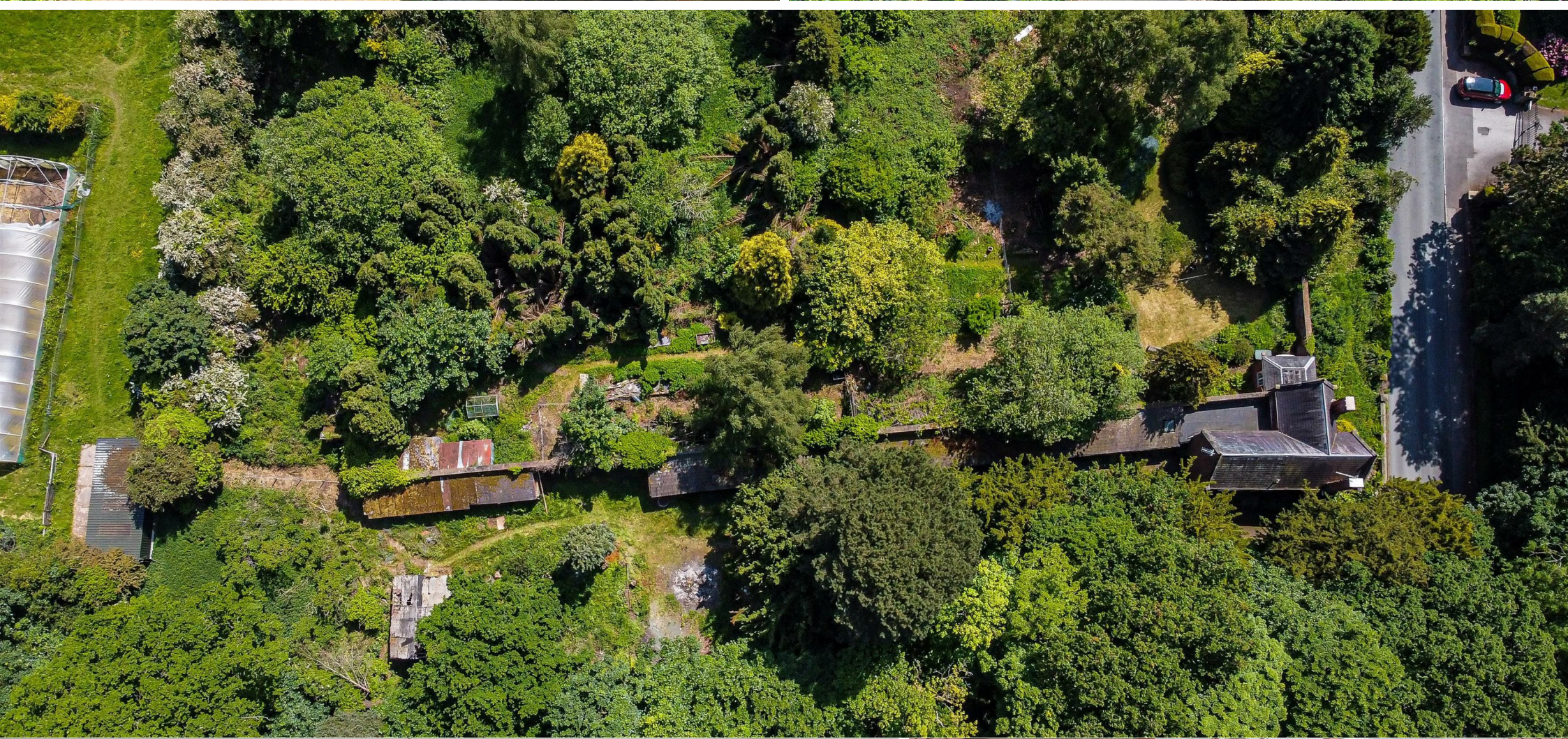
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Offers Around £950,000

EPC: E

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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**BERRIMAN EATON**