



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

BERRIMAN
EATON

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An outstanding apartment forming part of a prestigious Grade II Listed former country house with surprisingly spacious accommodation which is presented and appointed to the highest of standards.

LOCATION

The apartment forms part of a substantial development which stands amidst around 17 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

Wergs Hall was originally a fine country residence which later became the headquarters of Tarmac Plc and then developed to provide one of the finest apartment schemes within the area. There are modern apartments in the development, but the Old Hall itself is the jewel in the crown and benefits from just six apartments of much note and calibre.

2 Old Hall provides extensive living accommodation on the ground floor of the development and benefits from two bedrooms and two bathrooms, a lounge and dining room together with a study area and a laundry. The rooms are all of grand proportions and create an elegant living environment.

ACCOMMODATION

The property is approached through an entrance lobby with a security entry phone system and which leads to the FINE PANELLED COMMUNAL ENTRANCE HALL with a panelled front door opening into the apartment itself. There is a HALL with laminated flooring, ceiling cornice and a useful cloaks and storage cupboard. The DINING ROOM is a light entertaining room with two sash windows, ceiling cornice and which leads through into the LOUNGE with a part glazed door to a front terrace, a decorative fireplace with marble hearth and slips and formal surround, ceiling cornice and an open door into a STUDY AREA which is ideal for those wishing to work from home with a light triple aspect with sash windows to two elevations and a circular window to the third and ceiling cornice. There is a BREAKFAST KITCHEN with a full range of wall and base mounted cupboards with a range of integrated appliances including a Neff electric hob and built in double electric oven, a Smeg fridge and freezer and a Miele dishwasher, a stainless steel sink, granite tiling to the floor and ceiling coving. There is a LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, stainless steel sink and granite floor tiling.

The PRINCIPAL SUITE has a large double bedroom with a sash window to the front, ceiling cornice and two fitted double wardrobes with full and half length hanging rails and an EN-SUITE BATHROOM with a panelled bath, separate fully tiled shower, WC and pedestal basin, tiled walls, granite floor tiling, ladder towel rail radiator, a sash window, integrated ceiling lighting and ceiling cornice. The SECOND BEDROOM SUITE has a good sized double bedroom with a sash window, fitted double and single wardrobes, ceiling cornice, circular porthole window and an adjoining DRESSING ROOM with a knee hole dressing table with chests of drawers to either side, a chest of drawers with cupboards above and a further free standing chest of drawers, a sash window and ceiling coving. The BATHROOM has a full suite of a panelled bath and separate fully tiled shower, pedestal basin, bidet and WC, tiled walls, granite floor tiling, integrated ceiling lighting, ceiling cornice and a ladder towel rail radiator.

OUTSIDE

There is joint use of the magnificent, matured grounds with many fine trees including a splendid Wellingtonia and a Cedar of Lebanon together with banks of rhododendrons and views over the open farmlands adjoining. There are two allocated parking spaces plus additional visitors parking and there is a substantial STORAGE CAGE provided in the cellar.

LEASE AND SERVICE CHARGE DETAILS

The property is leasehold.

The freehold of Old Hall is held by the residents management company of which the apartment owner is a shareholder. There is currently a service charge payable of £360 pcm.

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

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

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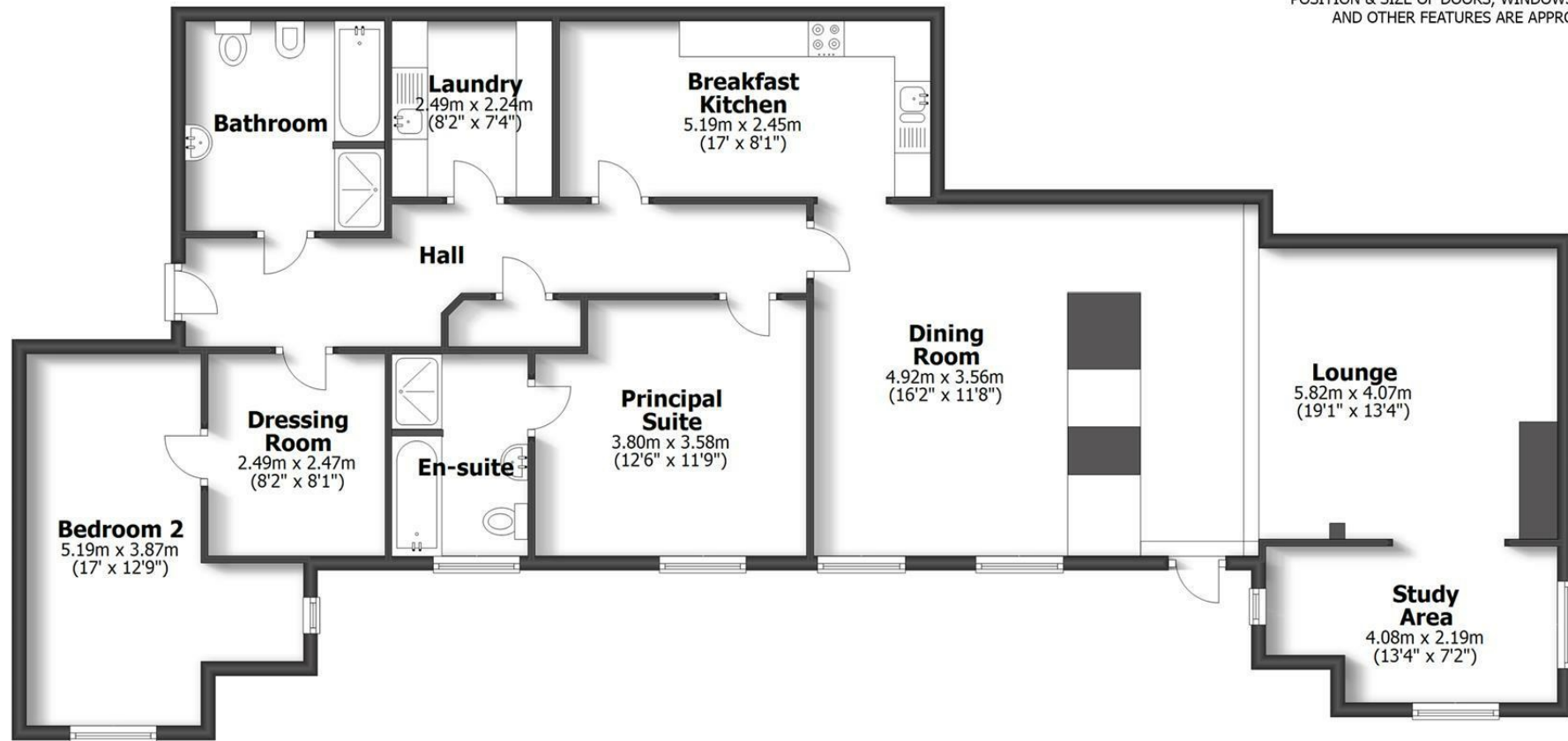
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.



2 OLD HALL WERGS HALL, TETTENHALL

TOTAL: 140.5sq.m. 1513sq.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

