



THE MOST IMMACULATELY PRESENTED GROUND FLOOR APARTMENT

1 OLD HALL, WERGS HALL, WERGS HALL ROAD, SOUTH STAFFORDSHIRE, WV8 2HG

Leasehold with share of freehold



THE MOST IMMACULATELY PRESENTED GROUND FLOOR APARTMENT IN A SIGNIFICANT, STAFFORDSHIRE COUNTRY HOUSE.

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ROAD, SOUTH STAFFORDSHIRE, WV8 2HG

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Communal panelled entrance hall ♦ Drawing room ♦ Kitchen ♦
Master bedroom with en-suite bathroom ♦ Guest bedroom ♦
Shower room ♦ Communal gardens ♦ Storage ♦ Allocated
and visitor parking ♦ EPC rating = Listed Building

Situation

Wergs Hall is located in the village of Wergs which is situated on the outskirts of Tettenhall, near Wolverhampton. The 18 hole Wergs Golf Course, with club house is situated within 0.69 miles and The Crown pub is approximately 0.4 miles from 1 Old Hall. A wide range of shopping and facilities can be found in Tettenhall and Codsall along with Wolverhampton itself. The M54 may be accessed at both junctions 2 and 3, located approximately 5 and 6 miles away, which offers access to the wider motorway network via the M6/M6 Toll. Commuter train stations are available at Codsall Station (approximately 1.3 miles) with direct services to London Euston. Regional airports include Birmingham and East Midlands.

Description

Old Hall was built in the 1860's, by William Fleeming Fryer, on the site of Wergs Hall, as part of their 167 acre estate which included gardens and an ornamental lake. 1 Old Hall is an impressive apartment created from the principal reception rooms in this Grade II listed hall, and furnished to a high standard.

The property is accessed through the main entrance lobby and further communal, panelled entrance hall of the main house and is located on the ground floor with principally South facing rooms. The rooms have wonderful high ceilings with fine period cornice and good fireplaces. The house exudes elegance and grandeur and yet is extremely liveable. The suite of rooms includes the fabulous principle drawing room, which leads onto the master bedroom suite with en suite bathroom. The second bedroom, currently used as a sitting room/morning room, can easily be adapted back to provide secondary bedroom accommodation. There is a further cloakroom/bathroom which may service the second bedroom, if so required.

The kitchen, supplied by Dayrooms of Tettenhall is fitted with a range of maple units with integrated Smeg appliances including double oven, ceramic hob, dishwasher, washer/dryer, fridge/freezer and Neff microwave.

Below the apartment is a 'lockup' part of the cellars, dedicated to the property for storage. The gardens are communal and sit behind secure entrance gates. There are two allocated parking spaces for 1 Old Hall as well as visitor parking.



Directions: From Wolverhampton take the A41 through Tettenhall and at the end of Wergs Road turn right onto Wergs Hall Road. The gates to Old Hall can be found on the left hand side after a short distance.

Services: Mains water, electricity, gas and drainage.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared January 2019

Photographs taken January 2019

Tenure:

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Local Authority:

South Staffordshire Council 01902 696000

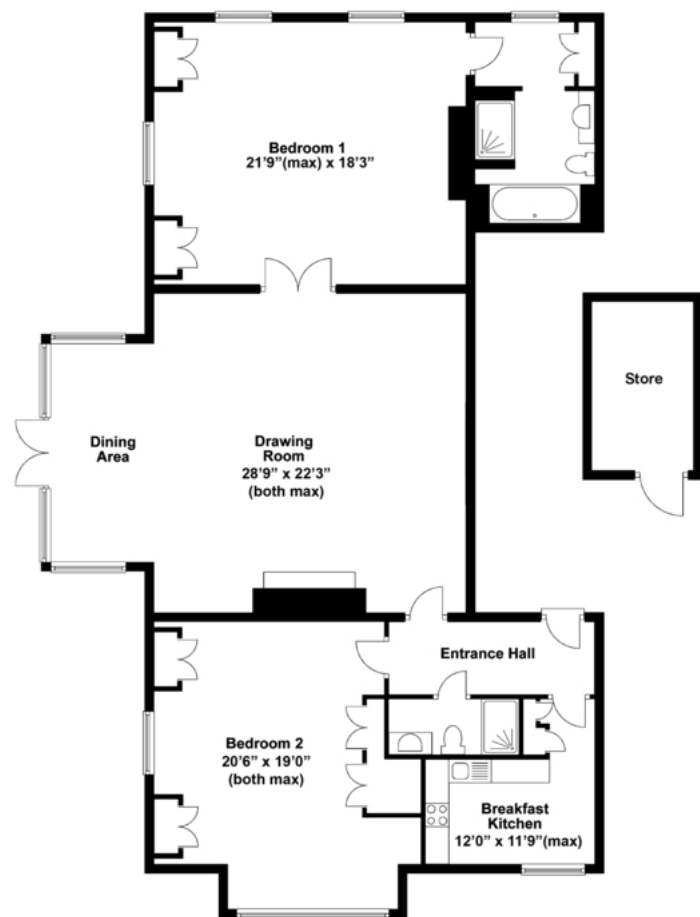
Outgoings:

Band G

Viewing:

Strictly by appointment with Savills





1, OLD HALL, WERGS HALL

Approx. gross internal area
158 sq.m. 1700 sq.ft.
(excluding store)

FOR IDENTIFICATION ONLY
NOT TO SCALE

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