



61 Wergs Road
Tettenhall, WV6 9BN

BARTLAM'S

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A magnificent detached residence of exceptional merit, standing in its own grounds of approximately one acre within a particularly prestigious position towards the outskirts of the conurbation but with convenient proximity to an excellent choice of amenities and facilities, well placed for access into the city centre and to the motorway network for commuting further afield.

Very attractive in appearance with its black and white part timbered elevation and leaded windows, the house is set behind a sweeping carriage driveway and provides extremely spacious accommodation which is eminently suited to luxurious modern family living.

Beautifully presented throughout with a lavishly appointed specification, its impressively proportioned layout features three elegant Reception Rooms; sumptuously equipped Kitchen with adjacent Breakfast Area opening onto a lovely Garden Room, Utility / Laundry and fitted Cloakroom; four first floor Bedrooms all with fitted furniture, two with Bath / Shower Room en-suite; superb principal Bathroom; second floor Study / Playroom and fifth Bedroom with en-suite Bathroom. Gas-fired central heating to radiators is complemented by double glazed windows as detailed below.

The property incorporates garaging for four cars in addition to extensive forecourt parking facilities and the mature landscaped gardens provide a picturesque private setting, well screened from the road at the front and extending over 200ft to the rear with Staffordshire greenbelt beyond.



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Sitting Room 13'2" (max into bay) x 12'11" having double glazed bay window overlooking rear garden, Minster stone fireplace, central heating radiator, double glazed door to rear loggia.

Dining Room 15'6" x 13'11" having oak boarded floor, central heating radiator, Adam style fireplace with marble slips and hearth, leaded window to side, double glazed window to front.

Breakfast Kitchen 30ft overall, providing **Kitchen Area** 13'10" x 13'5" with extensive range of white panelled fittings comprising floor-based cupboards with granite worksurfaces, inset sink with mixer taps, wall-mounted cupboards and display shelving. Integrated Neff oven, microwave and four-plate hob with concealed extractor canopy. Built-in refrigerator and automatic dishwasher. Gas-fired Aga. Inset ceiling downlighters. Double glazed window overlooking rear garden. Open plan to **Breakfast Area** 15'2" x 9'8" having central heating radiator, inset ceiling downlighters, corner fireplace with clear view woodburner, steps to Garden Room.

Garden Room 15'0" x 14'6" formed in double glazed hardwood windows on low brick base and incorporating double glazed doors opening onto garden and decking, vaulted ceiling with exposed rafters and inset downlighters.

Utility / Laundry 14'0" x 8'9" having stainless steel topped sink unit, coordinating floor-based and wall-mounted cupboards, laminated work surfaces, broom cupboard. Plumbing for automatic washing machine. Doors to garage and to WC with low flush suite.

Ground Floor

Entrance Porch

Entrance Hall having oak door with leaded sidelights, central heating radiator, oak boarded floor, Minster stone feature fireplace.

Cloakroom having contemporary-style suite in white comprising hand basin and wc with concealed cistern, central heating radiator, double glazed windows.

Through Lounge 23'3" (max) x 15'10" (max) 13'3" (min) having double glazed window to front, oak boarded floor, ornate marble fireplace set into inglenook-style recess with angled leaded windows to each side, three central heating radiators, double glazed French window to rear loggia.



First Floor

Galleried Landing with leaded / stained double glazed window on oak balustraded staircase, central heating radiator.

Master Bedroom 18'1" x 13'0" (max) having range of fitted wardrobes, two central heating radiators, two double glazed windows to front. Door to **en-suite Bathroom** having white suite comprising panelled bath with mixer taps and hand-held shower attachment, twin hand basins set into marble-topped vanity unit, low flush wc. Slatted central heating radiator / towel rail. Double glazed window and rooflight.

Bedroom 2 15'6" (max) 11'10" (min) x 13'11" having range of fitted wardrobes, central heating radiator, double glazed window to front. Door to **en-suite Shower Room** having white suite comprising shower cubicle, hand basin and low flush wc. Part tiled walls. Central heating radiator. Double glazed window. Inset ceiling downlighters. Underfloor heating.

Bedroom 3 13'8" (max into bay) x 10'9" having ranges of fitted wardrobes and coordinating dressing table, central heating radiator, double glazed window overlooking rear garden.

Bedroom 4 11'3" x 9'0" having range of fitted wardrobes, coordinating bedside cabinets / chests of drawers and built-in cupboards, central heating radiator, double glazed dormer window to rear.

Principal Bathroom having white suite comprising panelled bath, separate power shower cubicle, twin basin vanity unit and wc with concealed cistern. Ceramic tile splashbacks. Fitted cupboards. Slatted chrome central heating radiator / towel rail. Inset ceiling downlighters. Double glazed dormer window to rear. Underfloor heating.

Second Floor

Playroom 16'0" (max) x 9'9" (max effective) including stairwell, having central heating radiator, double glazed window to side, double glazed rooflight to rear.

Bedroom 5 11'7" x 9'1" (effective) having central heating radiator, double glazed rooflight to rear. Door to **en-suite Bathroom** having white suite comprising panelled bath, pedestal hand basin and low flush wc. Central heating radiator. Double glazed rooflight to rear.



Outside

Garage 1 24'2" x 16'1" having electrically operated roller shutter door and incorporating rear workshop area; **Garage 2** 18'7" x 15'7" having electrically operated roller shutter door.

Games Room 15'11" x 12'7" having double glazed windows to side and rear and double glazed doors opening onto decking.

Lovely private foregarden screened by mature trees and foliage on the road frontage, incorporating carriage driveway with electrically operated security gates to each entrance, lawns, shrub beds and flower borders.





Superb rear garden extending some 230ft from the house, beautifully landscaped with extensive areas of paved patio and timber decking opening onto extensive lawns edged with fully stocked shrub beds and wide variety of trees, rockery and ornamental pool with waterfall.

FIXTURES AND FITTINGS: Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation.

Please make enquiries with either the vendor or agents in this regard.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

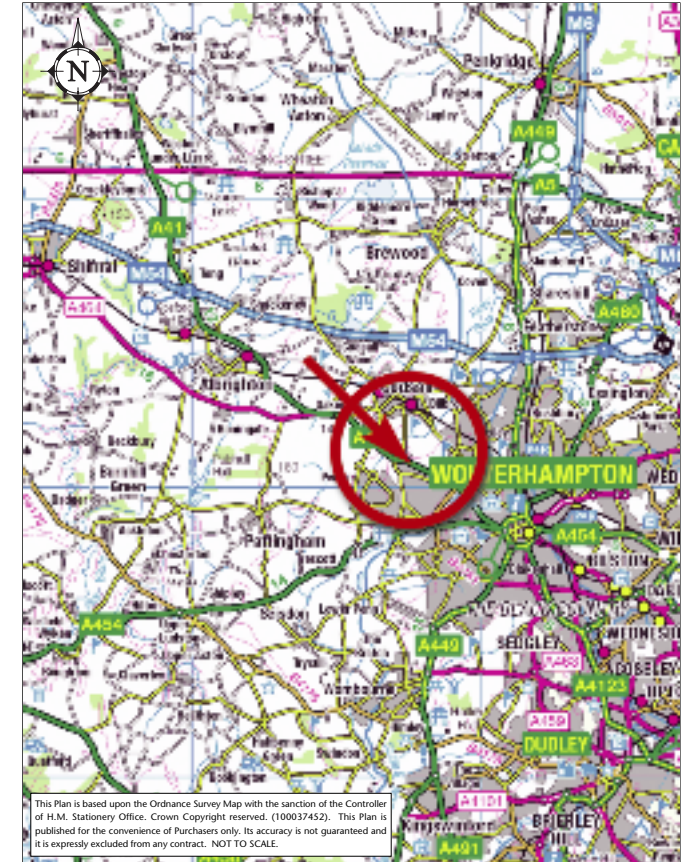


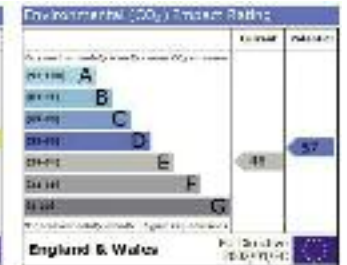
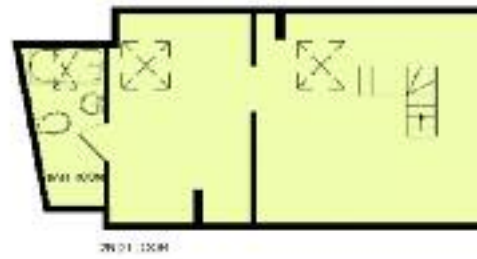
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