



Jacobs Hall Lane, Great Wyrley
Walsall, WS6 6AD

Offers in the Region Of £310,000

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Welcome to Jacobs Hall Lane, one of the areas most desirable roads and this extended and impressively finished family home.

Very well maintained and offering versatile living space this lovely property comprises of a generous living room with newly fitted feature fire, a recently added ground floor shower room, an extended fitted kitchen leading into a sitting room and further reception room currently used as a dining room and ideal as a home office, bedroom or playroom.

To the first floor the layout has been amended with the third bedroom being opened up to create a larger main bedroom complete with fitted wardrobes and stunning views over open fields. The second double bedroom also has fitted wardrobes and fabulous views over the fields at the rear of the property.

The main bedroom is easily converted back to the original layout.

The rear garden offers multiple areas for relaxing, outside dining and offers un-spoilt views over the countryside. A recently added workshop would make an ideal bar area.

This lovely home has been lovingly cared for and maintained by the current for years and needs to be viewed to appreciate the quality of accommodation and excellent location. Call Paul Carr Great Wyrley to arrange an appointment to view!





Property Specification

Extended and Very Well Presented Family Home
Views Over Open Countryside
Highly Regarded & Desirable Location
Block Paved Driveway
Landscaped and Beautifully Maintained Rear Garden

Porch

Entrance Hall

Living Room 7.13m (23'5") x 3.15m (10'4")

Shower Room

Kitchen 4.18m (13'9") x 2.69m (8'10")

Sitting Room 2.98m (9'9") x 2.69m (8'10")

Dining Room 4.98m (16'4") x 1.94m (6'4")

Landing

Bedroom 1 4.30m (14'1") max x 2.70m (8'10") max

Bedroom 2 3.60m (11'10") x 2.57m (8'5")

Bathroom

Agent's Note:

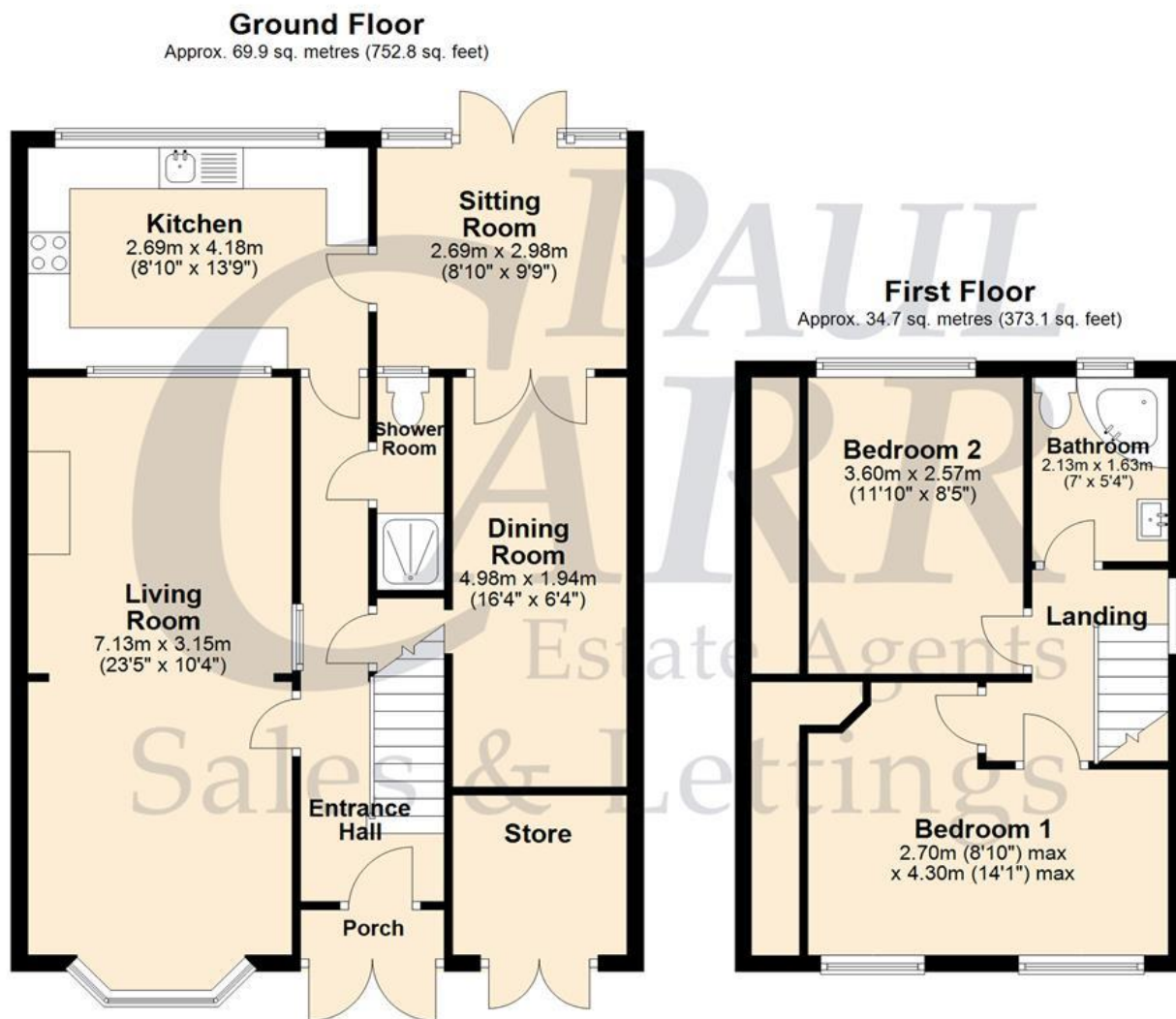
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 19th February 2025

Viewer's Note:

Services connected:
Council tax band: C
Tenure: Freehold
Other Charges:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

