



Stafford Road, Great Wyrley
Walsall, WS6 6AZ

Offers in the Region Of £180,000

A Charming Victorian Cottage with Beautiful Countryside Views There is something undeniably special about owning a home with genuine history, and Woottons Cottage is no exception. Believed to date back to the late Victorian era, this delightful character cottage has stood proudly on Stafford Road for well over a century, offering today's owners the perfect blend of period charm, modern comfort and an idyllic village lifestyle. Beautifully presented throughout, the property immediately welcomes you into a cosy sitting room where a feature fireplace with a contemporary log-burning stove creates the perfect focal point. Full of warmth and character, it is a room designed for relaxing evenings and cosy winter nights. Beyond the lounge, a second reception room provides excellent versatility, whether used as a dining room, family room or home office, before leading through to the fitted kitchen, offering an abundance of storage and workspace. Completing the ground floor is a well-appointed family bathroom. Upstairs, two generously proportioned double bedrooms provide light, airy accommodation, with both rooms offering ample space for furnishings, making the property equally suited to first-time buyers, downsizers or those seeking a quality investment. However, it is the outside space that truly sets Woottons Cottage apart. The exceptionally long rear garden has been beautifully maintained, creating a wonderful extension of the home. A generous patio provides the perfect place for summer entertaining before the lawn stretches towards open countryside beyond. With uninterrupted rural views, mature trees and a peaceful backdrop, this is a garden that offers a lifestyle as much as outdoor space. A useful detached workshop adds further practicality for storage, hobbies or DIY enthusiasts. Historically, properties such as Woottons Cottage formed part of Great Wyrley's expansion during the late 1800s, when the village evolved from a small rural community into one of Staffordshire's thriving mining settlements. Whilst the surrounding area has developed over the years, this charming cottage remains a reminder of Great Wyrley's rich heritage, offering buyers the opportunity to own a genuine piece of local history. Perfectly positioned for local amenities, highly regarded schools, transport links and Cannock Chase, Woottons Cottage enjoys the convenience of modern village living whilst retaining the tranquillity of its countryside setting. Whether you are searching for your very first home, looking to downsize into something full of character, or seeking an investment with enduring appeal, Woottons Cottage represents a rare opportunity to purchase a beautifully maintained period home in one of Great Wyrley's most sought-after locations. Homes with this combination of history, character and breathtaking countryside views rarely become available. Early viewing is highly recommended to fully appreciate everything Woottons Cottage has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is payable to Birmingham City Council.

Services Connected: .

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Reception One 11' 8" x 11' 3" (3.55m x 3.43m)

Reception Two 11' 8" x 11' 3" (3.55m x 3.43m)

Kitchen 9' 10" x 7' 1" (2.99m x 2.16m)

Downstairs Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)

First Floor Landing

Berdroom One 11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom Two 11' 4" x 9' 11" (3.45m x 3.02m)

Outside

Allocated Parking to Front

Rear Garden

Workshop 23' 7" x 7' 9" (7.18m x 2.36m)





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location





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: 16th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

