



Jacobs Hall Lane, Great Wyrley
Walsall, WS6 6AD

Offers in the Region Of £300,000

Jacobs Hall Lane, Great Wyrley A Traditional Family Home with an Exceptional Garden and Countryside Outlook Occupying an impressive plot on the popular Jacobs Hall Lane, this traditional three-bedroom semi-detached home offers generous family accommodation, attractive period character and a remarkable rear garden backing directly onto open countryside. The property presents an exciting opportunity for its next owners to personalise and create a wonderful long-term family home, combining well-proportioned interiors with an enviable setting and an outstanding amount of outdoor space. A welcoming entrance hallway sets the tone for the accommodation and leads into the spacious front lounge. Filled with natural light from an attractive bay window, the room also features a traditional fireplace that provides a charming focal point.

A separate dining room offers a further versatile reception space, ideal for family meals, entertaining or more relaxed everyday living. A characterful brick fireplace adds warmth and personality, while direct access into the conservatory creates a natural connection between the house and garden. The fitted kitchen provides a generous range of cabinetry and worktop space, with windows overlooking the rear of the property. The adjoining conservatory offers valuable additional living accommodation and enjoys pleasant views across the garden, creating an ideal place to relax throughout the year. A useful guest cloakroom completes the ground floor. To the first floor are three well-proportioned bedrooms, each offering comfortable and versatile accommodation. The bedrooms are served by a family bathroom comprising a bath, wash basin and WC. Outside, the property truly comes into its own. The extensive rear garden begins with a paved seating area before opening onto a substantial lawn, providing an exceptional setting for outdoor dining, entertaining, gardening and family recreation. Beyond the rear boundary lies open countryside, giving the garden a peaceful outlook and an enhanced sense of space. Whether enjoying summer gatherings, watching children play or simply relaxing at the end of the day, this impressive outdoor setting is certain to become one of the home's most treasured features. To the front, a driveway provides convenient off-road parking and access to the adjoining garage. Ideally positioned for Great Wyrley's local amenities, schools and excellent commuting links, this characterful home offers a rare combination of spacious accommodation, considerable potential and an exceptional garden with countryside beyond. Viewing is highly recommended to fully appreciate the setting, proportions and opportunity this wonderful property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is payable to South Staffs District Council.

Services Connected: Water, gas, electric and mains drainage.

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

or via greatwyrley@paulcarrestateagents.co.uk



Porch 1.63m (5'4") x 0.43m (1'5")

Entrance Hall 4.37m (14'4") max x 1.63m (5'4")

Living Room 3.34m (11') max x 3.18m (10'5")

Dining Room 3.63m (11'11") x 3.18m (10'5")

Kitchen 3.73m (12'3") x 2.18m (7'2")

Garage 4.98m (16'4") x 2.01m (6'7")

Viranda

Storage 1.05m (3'5") x 0.84m (2'9")

WC 1.68m (5'6") x 1.05m (3'5")

Bedroom 3 2.31m (7'7") x 1.96m (6'5") plus 0.38m (1'3") x 0.38m (1'3")

Bedroom 2 3.35m (11') x 2.92m (9'7") plus 0.38m (1'3") x 0.38m (1'3")

Bedroom 1 3.63m (11'11") x 2.74m (9') plus 0.38m (1'3") x 0.38m (1'3")

Bathroom 2.18m (7'2") x 1.68m (5'6") plus 0.38m (1'3") x 0.38m (1'3")

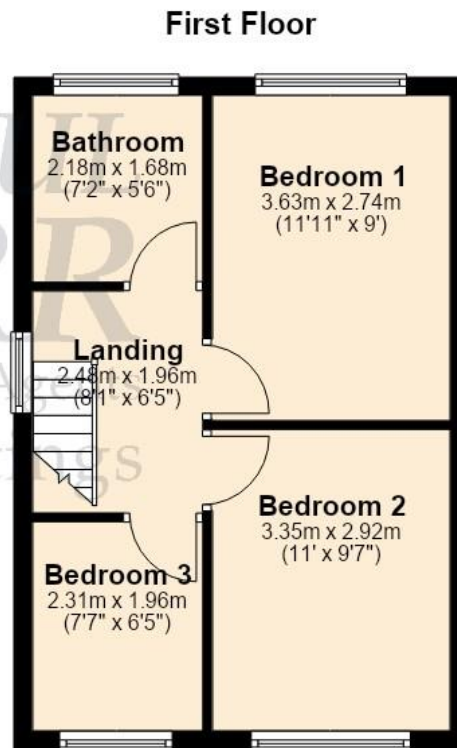
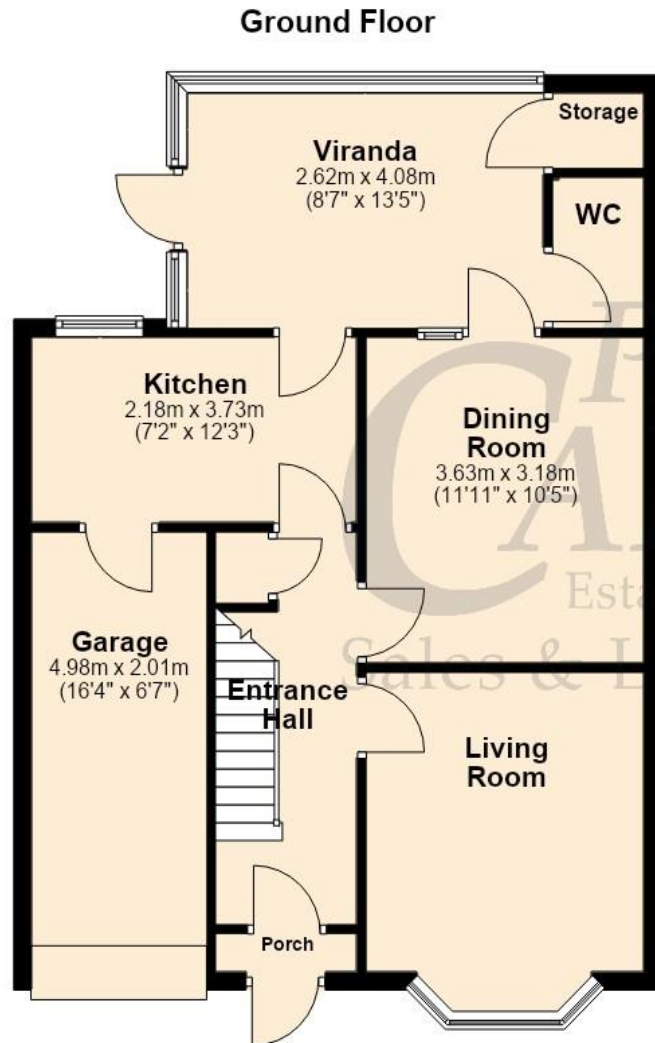
Landing 2.48m (8'1") x 1.96m (6'5") plus 0.38m (1'3") x 0.38m (1'3")





Floor Plan

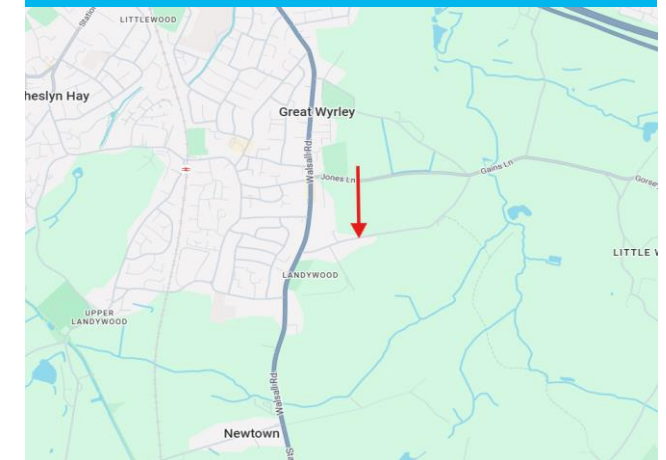
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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: 3rd 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.