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**Jacobs Hall Lane | Walsall | WS6 6AD**  
**Offers Invited £325,000**

**W** Webbs  
estate agents

## Summary

WEBBS ESTATE AGENTS would like to welcome to market Jacobs Hall Lane in Great Wryley, this outstanding extended four-bedroom semi-detached family home is a true gem. Boasting a delightful blend of traditional features and modern comforts, this property has been tastefully and thoughtfully refurbished throughout, ensuring it meets the highest standards of contemporary living. As you enter, you are welcomed into one of the spacious reception rooms that exudes warmth and character, perfect for family gatherings or entertaining guests which leads into the second reception rooms which is equally delightful providing ample space for relaxation and socializing. The heart of the home is undoubtedly the beautifully refitted kitchen, which seamlessly combines style and functionality, making it a joy for any home cook. The property comprises four well-proportioned bedrooms. One of the four bedrooms is downstairs benefiting from a convenient en-suite bathroom. The additional shower room have also been refitted to a high standard, offering both comfort and luxury for the entire family. Outside, the private drive provides off-road parking, while the generous, well-established mature rear garden is a true sanctuary. Complete with a charming summer house, this outdoor space is perfect for enjoying sunny days or hosting summer barbecues. Located in a highly desirable village setting, this home offers a peaceful retreat while still being within easy reach of local amenities and transport links. This property is presented in show home standard, making it an ideal choice for families seeking a stylish and comfortable living space. Do not miss the opportunity to make this exquisite house your new home.

## Key Features

- TRADITIONAL FOUR BED SEMI DETACHED
- REFITTED MODERN KITCHEN
- SOME ORIGINAL FEATURES
- LARGE MATURE GARDEN
- DESIRABLE VILLAGE LOCATION
- EN-SUITE TO MASTER
- TWO ELEGANT RECEPTION ROOMS
- PRIVATE DRIVE
- SHOW HOME STANDARD
- FULLY REFURBISHED

## Rooms and Dimensions

### LOUNGE/DINING ROOM

11'5" x 10'8" (3.50 x 3.26)

### SITTING ROOM

12'4" x 11'10" (3.76 x 3.62)

### INNER HALLWAY

3'11" x 6'5" (1.21 x 1.98)

### KITCHEN

10'0" x 8'8" (3.05 x 2.66)

### SHOWER ROOM

5'5" x 7'7" (1.66 x 2.32)

### BEDROOM WITH FITTED WARDROBES

8'9" x 8'1" (2.67 x 2.47)

### EN-SUITE

4'11" x 4'9" (1.52 x 1.47)

### FIRST FLOOR LANDING

### BEDROOM TWO WITH FITTED WARDROBES

12'2" x 9'0" (3.73 x 2.76)

### BEDROOM THREE WITH FITTED WARDROBES

9'4" x 9'11" (2.85 x 3.04)

### BEDROOM FOUR

8'3" x 9'3" (2.54 x 2.82)

### EXTERNALLY

### ESTABLISHED MATURE PRIVATE REAR GARDEN

### SUMMER HOUSE

### PRIVATE DRIVE TO FRONT

### IDENTIFICATION CHECKS - C







Approximate total area<sup>(1)</sup>  
96.2 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Standard
Very energy efficient - lower running costs	A	B	B
(B1-B2)	B	C	C
(B3-B5)	C	D	D
(B6-B8)	D	E	E
(B9-B10)	E	F	F
(B11-B12)	F	G	G
Very energy inefficient - higher running costs	G		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	