



Wimperis Way, Great Barr  
Birmingham, B43 7DF

**Offers Over £325,000**

***Welcoming to the market this fabulous home on Wimperis Way, a stylish three bedroom semi-detached located within a sought after location in Great Barr.***

The property is within walking distance of Pheasey Park Farm Primary School and Barr Beacon Secondary School, along with benefiting from excellent transport links.

Approached via a generous front driveway, you are welcomed into a good size porch. Internally, the hallway leads off to the front living room which offers a large front bay window with a modern decor. To the rear of the property is an impressive kitchen and dining room, the extended kitchen offers a beautiful Navy selection of wall & base units with attractive worktops, space for integrated appliances, in built sink and hob and oven. Upon entry to the kitchen on the left hand side is a well presented downstairs W.C. The dining area offers a nice space for meal times with double patio doors out to the garden.

The first-floor benefits from three good size bedrooms with the principle bedroom in particular being a large room with fitted wardrobes and bay window.

A modern family bathroom completes the upstairs accommodation and offers a lovely refurbished suite with separate bathtub and corner shower cubicle.

**Externally, there is a rear garden which has been tastefully tiered and landscaped and offers beautiful field views over Barr Beacon.**  
A shared driveway also leads to a recessed garage.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)



**Porch**  
2' 11" x 5' 11" (0.9m x 1.8m)

**Hallway**  
9' 10" x 9' 10" (3m x 3m)

**Kitchen**  
12' 6" x 10' 10" (3.8m x 3.3m)

**Dining Area**  
12' 10" x 10' 10" (3.9m x 3.3m)

**Lounge**  
10' 2" x 14' 9" (3.1m x 4.5m)

**Bedroom One**  
14' 5" x 11' 6" (4.4m x 3.5m)

**Bedroom Three**  
9' 2" x 8' 2" (2.8m x 2.5m)

**Bedroom Two**  
10' 6" x 9' 10" (3.2m x 3m)

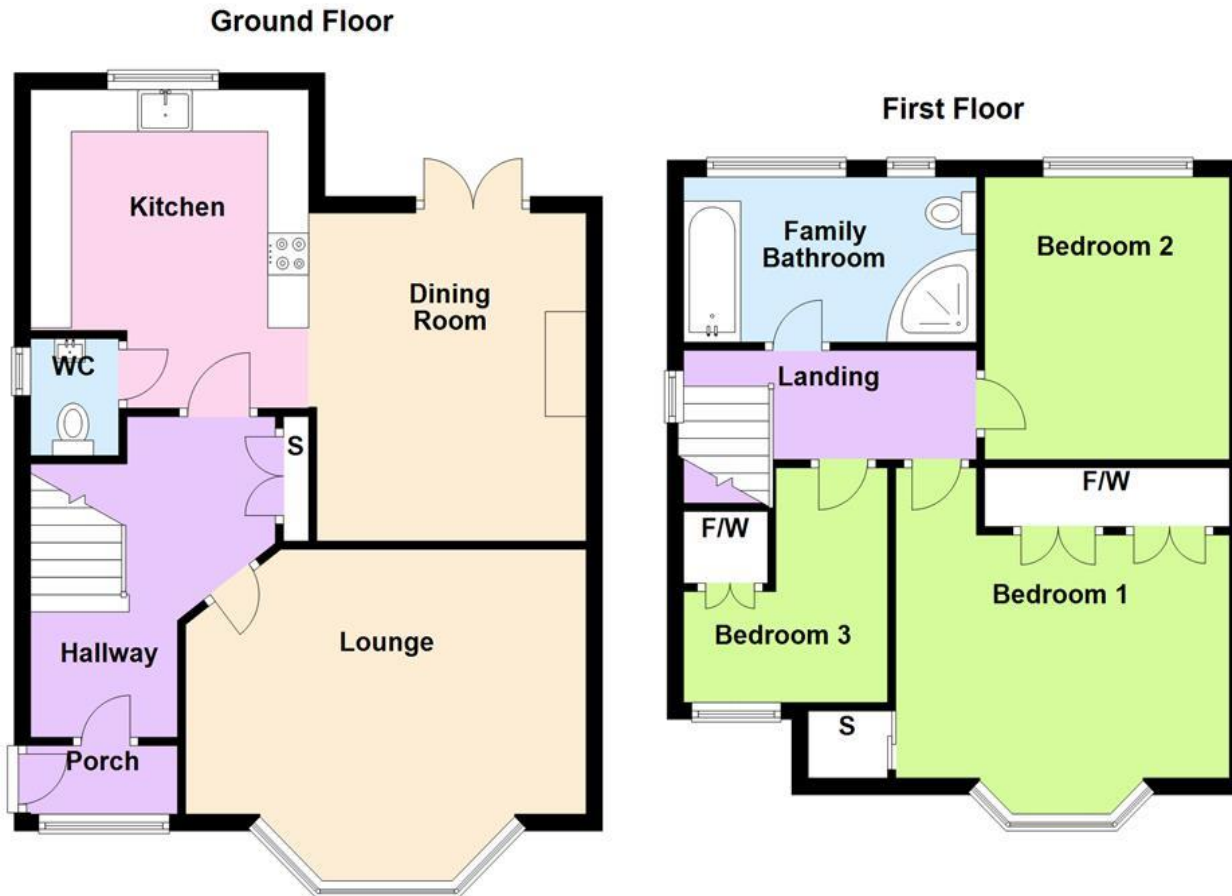
**Family Bathroom**  
6' 7" x 10' 10" (2m x 3.3m)





# Floor Plan

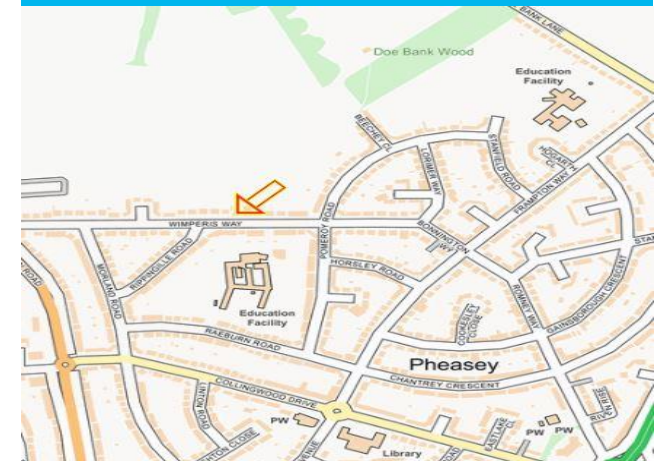
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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: