



Wimperis Way, Great Barr  
Birmingham, B43 7DD

**£330,000**



# Great Barr

£330,000



Paul Carr Estate Agents are pleased to present this modernised Three-Bedroom Semi-Detached Home in a Prime Residential Location. Situated in a highly sought-after residential area, renowned for its proximity to excellent schools, making it an ideal choice for families.

Offering contemporary living spaces and stunning rear views, this property is a rare opportunity to secure a home in a desirable location. Property is approached via a paved double driveway providing off-road parking alongside a neatly maintained front garden adding curb appeal. Once entered through the secure porch you are greeted into the welcoming hallway with doors off to all ground floor areas. Led down the hallway brings you to the lounge boasting a bright and welcoming space with an electric inset fire to add to the mood, perfect for relaxation, complemented by a dining area to rear with French doors leading out the garden. Just off the lounge you are met with the sleek, fully-fitted kitchen with cabinet lighting, sink with side drainer, rolled edge work surfaces and ample storage space for further free standing appliances, ideal for both everyday meals and entertaining. Once led upstairs there are three well-proportioned bedrooms, two generous double bedrooms and a further single room provide flexible accommodation for families needs. The main master bedroom benefitting from bigger proportions, sliding mirrored wardrobe and bay window to front. Once led into the tastefully designed family bathroom with contemporary fixtures and fittings ensures comfort and convenience consisting of mirrored radiator, bath tub with overhead shower, hand wash basin and lower level W.C. Externally the property benefits from a well sized rear garden with brick built double glazed outbuilding all having electricity with lighting and power points The garden offers breathtaking views of open fields with grazing horses—a perfect retreat for outdoor relaxation. This modernised family home is move-in ready and perfectly suited for those seeking a blend of contemporary comfort and a peaceful setting.

Early viewing is highly recommended to fully appreciate all that this stunning property has to offer. Contact us today to arrange your viewing 0121 325 1133







## Property Specification

THREE BEDROOMS  
SEMI-DETACHED  
SCENIC REAR VIEWS  
SOUGHT AFTER LOCATION  
CONTEMPORARY FITTINGS

Porch 1.88m (6'2") x 0.89m (2'11")

Hall 2.94m (9'8") x 2.57m (8'5")

Lounge 12' 4" x 15' 2" (3.76m x 4.63m)

Dining Area 12' 4" x 10' 10" (3.76m x 3.29m)

Kitchen Area 12' 8" x 8' 5" (3.85m x 2.57m)

Bathroom 3.27m (10'9") x 1.94m (6'4") plus 0.05m (0'2") x 0.05m (0'2")

Bedroom 2 3.25m (10'8") x 3.05m (10')

Bedroom 1 4.29m (14'1") max x 3.87m (12'8") plus 0.42m (1'4") x 0.42m (1'4")

Bedroom 3 8' 7" x 8' 0" (2.61m x 2.44m)

Outbuilding 2.80m (9'2") x 2.77m (9'1")

Garage 2.92m (9'7") x 2.77m (9'1")

Outbuilding 5.50m (18'1") x 3.73m (12'3")

### 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: 20th January 2025

### Viewer's Note:

Services connected: Mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Freehold

# 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		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

