

# HUNTERS<sup>®</sup>

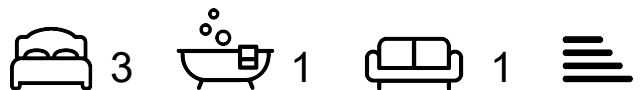
HERE TO GET *you* THERE



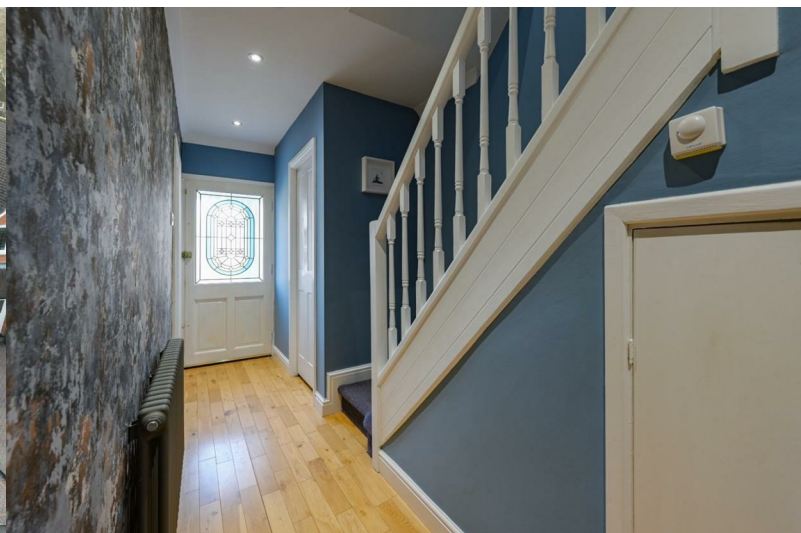
## Wimperis Way

Birmingham, B43 7DG

Asking Price £320,000



Council Tax: C





# 97 Wimperis Way

Birmingham, B43 7DG

Asking Price £320,000



## Front

Block paving driveway with parking for multiple vehicles.

## Hallway

Oak flooring, stairs to first floor, power points, radiator

## Downstairs WC

Low flush WC, oak flooring, wash hand basin, tiled splash back, heated towel rail, double glazed window to front.

## Living/ dining room

22' 4" x 11' 5" (6.71m 1.22m x 3.35m 1.52m)  
Oak flooring, double glazed bay window to front, power points, radiator, ceiling light

## Kitchen

17' 0" x 10' 8" (5.18m 0.00m x 3.05m 2.44m)  
Ceramic tiled flooring, wall and base units, built in oven and hob, dishwasher, plumbing for washing machine/ dryer, granite sink and drainer, double glazed window to rear, oak work surfaces

## Bedroom 1

12' 6" x 8' 6" (3.66m 1.83m x 2.44m 1.83m)  
Double glazed window to front, wood effect laminate flooring, power points, ceiling light

## Bedroom 2

9' 8" x 9' 7" (2.74m 2.44m x 2.74m 2.13m)  
Carpeted flooring, double glazed window to rear, ceiling light, power points, radiator

## Bathroom

7' 8" x 6' 1" (2.13m 2.44m x 1.83m 0.30m)  
Wood effect composite flooring, composite panels to walls, bath, sink with vanity unit, walk in shower, double glazed window to rear, illuminated mirror, heated towel rail, down lights

## Bedroom 3

9' 5" x 7' 10" (2.74m 1.52m x 2.13m 3.05m)  
Carpeted flooring, power points, ceiling light, fitted wardrobes, radiator

## Rear

Paved patio, large decking area, lawn, mature borders



Road Map



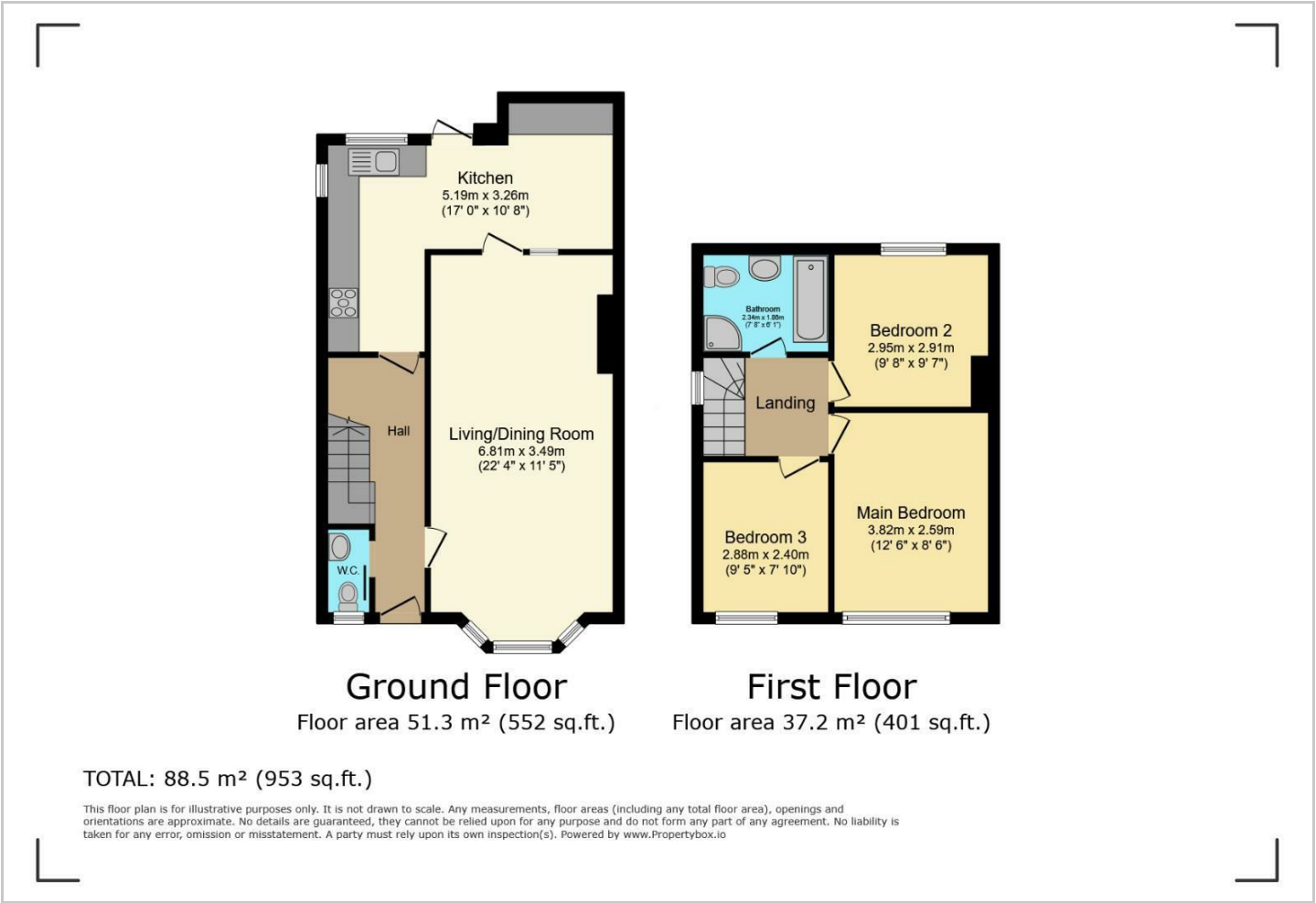
Hybrid Map



Terrain Map



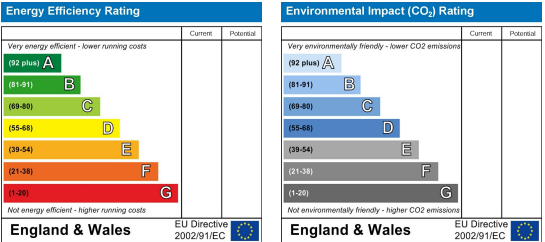
Floor Plan



Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.