PAUL CARR Estate Agents
Sales & Lettings

Great Barr | 0121 325 1133 | Greatbarr@paulcarrestateagents.co.uk

Wimperis Way, Great Barr
Birmingham, B43 7DG

Offers in Excess of £250,000

Great Barr

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Nestled in a sought-after pocket of the popular Pheasey Estate in Great Barr. this extended three-bedroom semi-detached property offers a perfect blend of practical family living and convenient location.

Immediately upon arrival, you're greeted by an expansive tandem driveway offering ample off-road parking, leading to a recessed garage and a well-maintained front garden with steps up to a secure porch.

Inside, a welcoming hallway leads to a spacious lounge, ideal for family gatherings, featuring a central fireplace and a large bay window.

The extended kitchen/breakfast room offers a generous range of wall and base units, integrated appliances, and additional space for freestanding appliances.

Adjacent, a separate dining space enjoys views over the rear garden.

Upstairs, you'll find two generous double bedrooms plus a third bedroom, comfortably fitting a single bed. The sleek shower room is finished to a high standard, with light tiling, a modern shower unit, hand wash basin, W.C, and a heated towel rail.

Outside, the secluded garden offers a tranquil retreat, with a patio, lawn space, and access to the garage.

From the landing and rear bedrooms, you can also enjoy stunning views of the surrounding field.

Perfectly positioned for schools, amenities, and transport links, this home is an ideal family sanctuary in a prime location.

Property Specification

EXTENDED SEMI-DETACHED PROPERTY
POPULAR PHEASEY ESTATE
CHAIN FREE PURCHASE
GOOD SIZED BEDROOMS
PRIVATE DRIVEWAY
OPEN VIEWS

Lounge
14' 8" x 13' 0" (4.46m x 3.96m)

Extended Kitchen/Breakfast Room
15' 6" x 11' 6" (4.72m x 3.51m)

Extended Dining Area
8' 11" x 14' 9" (2.72m x 4.50m)

Shower Room
8' 1" x 5' 8" (2.46m x 1.73m)

Bedroom 1
11' 4" x 9' 8" (3.45m x 2.95m)

Bedroom 2
12' 5" x 8' 10" (3.78m x 2.69m)

Bedroom 3
9' 5" x 6' 8" (2.86m x 2.03m)

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:

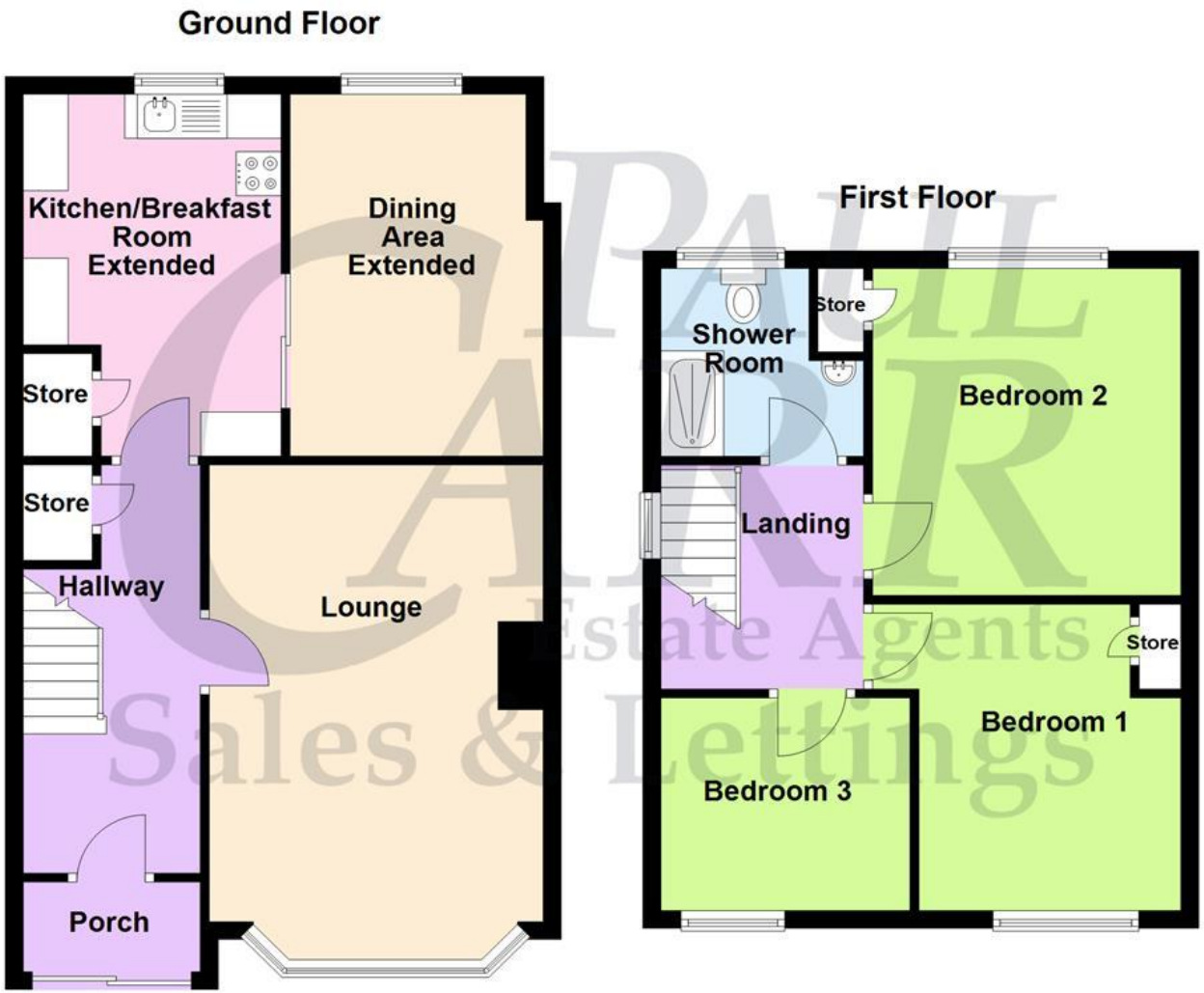
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

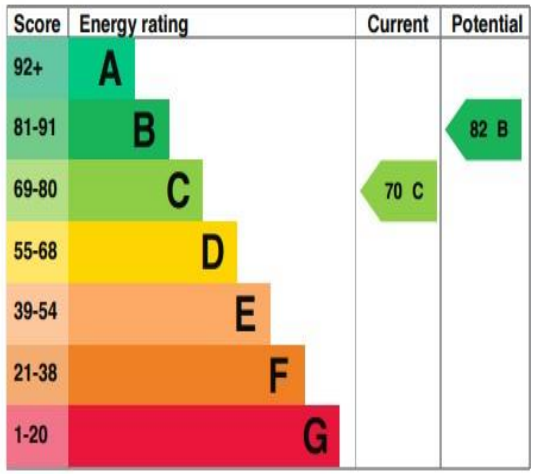
Services connected: mains electricity,gas,water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman