ACRES

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- SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- SEPARATE UTILITY
- LOW MAINTIANCE REAR GARDEN
- HUGE LAND TO FRONT AND SIDE
- HUGE POTENTIAL FOR EXTENSION (STPP)
- OFF ROAD PARKING & GARAGE
- NO UPWARD CHAIN





WIMPERIS WAY, GREAT BARR, B43 7DL - OFFERS AROUND £330,000

This is a spacious and well-presented three-bedroom semi-detached family home, occupying a prime corner plot position within the popular Pheasey Estate, Great Barr, with fantastic access to local schooling, shops and public transport links nearby. The property occupies a substantial corner plot, offering huge potential for a side extension, subject to the necessary planning permissions and consents. Internally, the accommodation briefly comprises an enclosed porch leading into a light and airy hallway, with access into a spacious through living and dining room. To the rear is an extended fitted kitchen, together with a separate utility room. To the first floor, a spacious landing provides access to three well-proportioned double bedrooms and a modern family shower room. Externally, the property benefits from a low-maintenance rear garden, featuring a patio area leading onto lawn. To the far rear is a single garage, with a driveway in front providing off-road parking. Occupying an enviable corner plot with substantial scope for further extension, this property is offered with no upward chain and represents an excellent opportunity for first-time buyers, investors or those looking to create their ideal family home. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via large well maintained front garden and pathway leading to double glazed entrance door, into;

PORCH: 2'9 x 2'8: Having internal door into;

HALLWAY: 5'9 max x 3'1 min x 12'5: A light and airy entrance with stairs to first floor, radiator, cupboard space and doors into;

THROUGH LOUNGE/DINER: 11'3 max, 10'7 min x 23'9 (bay): A great size through living / dining space with wall mounted fire, radiators, double glazed bay window to front and double glazed double sliding doors to rear.

FITTED KITCHEN: 8'8 max, 5'9 min x 10'2: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker, tiling to splashback, space and plumbing for washing machine, space for fridge, radiator and door into;

UTILITY ROOM: 10'8 max, 5'9 min x 6'8: A good size utility ideal for storage space for further white goods, glazed window and door to rear.

LANDING: 4'1 x 5'6: Doors into;

BEDROOM ONE: 9'6 max, 8'5 (wardrobe) x 9'4: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 9'6 max, 8'4 (wardrobe) x 11'9: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 7'7 x 9'1: A final double bedroom with double glazed window to front and radiator.

BATHROOM: 5'4 x 6'3: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: 8'2 x 15'7: Accessed via double driveway allowing off road parking and access into single garage with ceiling light and power points. (Please check the suitability of this garage for your own vehicle)











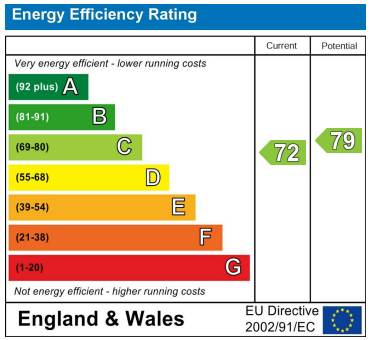

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222







THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.