



Wimperis Way, Great Barr
Birmingham, B43 7DF

£315,000

Welcome to Wimperis Way, situated on the popular Pheasey Estate, this well-presented property offers spacious and versatile accommodation throughout, making it an ideal family home.

A particular highlight is the beautiful rear garden, which enjoys far-reaching views overlooking the surrounding fields, providing a lovely sense of space and privacy.

The property briefly comprises an entrance porch leading into a welcoming hallway, with access to a generous through lounge/diner featuring a bay window, allowing plenty of natural light into the main living space. To the rear is a fitted kitchen which leads through to a useful conservatory, offering additional living or dining space and direct access to the garden. The property also benefits from a recessed garage.

To the first floor are three well-proportioned bedrooms, together with a family bathroom and a separate W.C.

A further benefit is the fitted loft space, which offers excellent additional versatility and, subject to the necessary planning permissions and building regulations, could potentially be converted to provide a fourth bedroom or additional living space (STPP)

.Externally, the rear garden is undoubtedly one of the property's main attractions, offering a pleasant outdoor space with stunning open views across the fields beyond. This creates an attractive setting for relaxing, entertaining and enjoying the surrounding countryside.

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



Entrance Porch

Entrance Hallway

Living Room

24' 3" x 16' 9" (7.4m x 5.1m)

Kitchen 1

1' 10" x 10' 10" (3.6m x 3.3m)

Conservatory 1

0' 6" x 16' 9" (3.2m x 5.1m)

First Floor Landing

Bedroom 1

14' 1" x 11' 6" (4.3m x 3.5m)

Bedroom 2

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

Bedroom 3

8' 2" x 8' 2" (2.5m x 2.5m)

W.C

5' 3" x 2' 4" (1.6m x 0.7m)

Bathroom

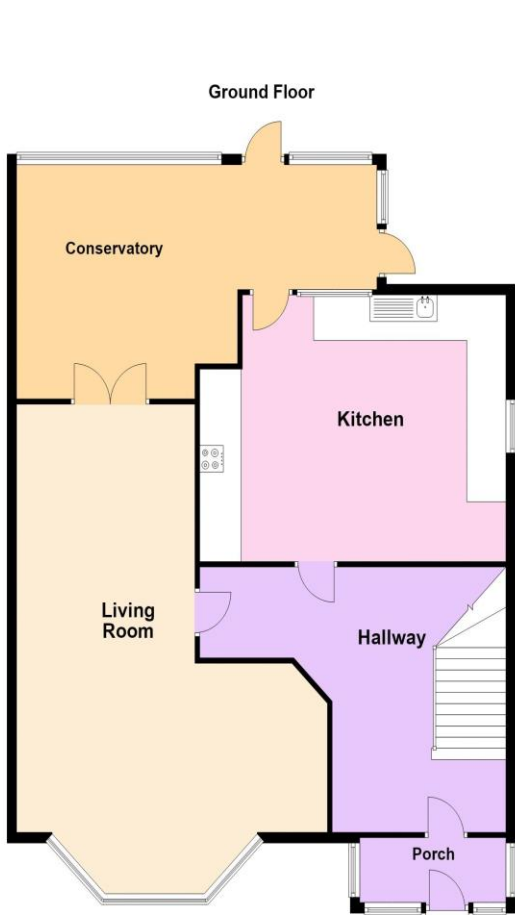
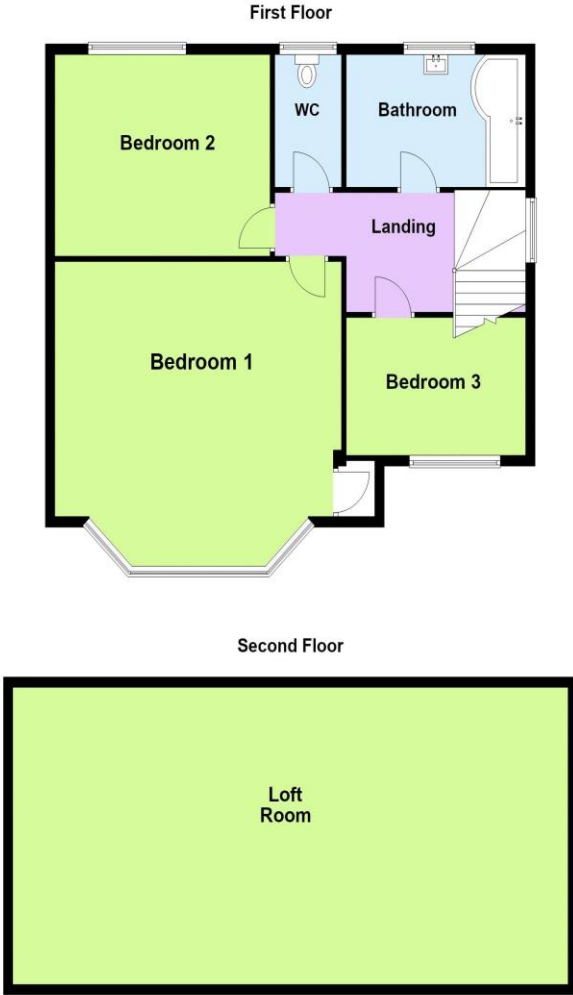
5' 3" x 8' 2" (1.6m x 2.5m)





Floor Plan

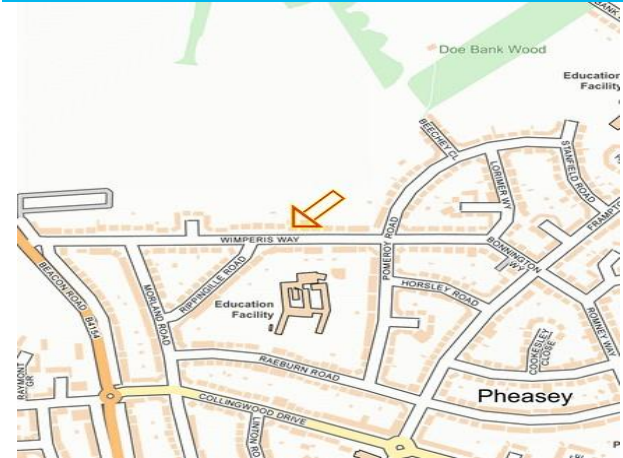
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	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:

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.