



10 Wimperis Way, Great Barr  
Birmingham, B43 7DD

Guide Price £260,000



**Guide Price £280,000**



*Paul Carr Estate Agents are delighted to bring to market this three bedroom semi detached home located on Wimperis Way benefitting from lovely views towards rear fields situated on the highly popular Pheasey Estate of Great Barr within walking distance of Barr Beacon School and Pheasey Park Farm Primary School.*

Approached via a front garden with shared driveway, there is entry through a secure porch. Downstairs comprises of a great size through lounge with front bay window, an extended breakfast room which wraps around into an L shaped kitchen. The kitchen, comprises of a range of modern wall and base units with space for freestanding appliances and built in oven and hob. At the rear of the kitchen is side access door and a downstairs shower room which features a metro tiled suite with walk in shower, low level W.C and corner wash basin.

To the first floor, there are three bedrooms; two comfortable doubles and a third which is larger than your standard box room. The family bathroom room is mainly tiled & offers a low level W.C, hand wash basin, bathtub and built in cupboard.

Externally, there is a rear garden which features raised steps up to a mainly slabbed garden with partial views towards rear fields and gated access to the shared driveway and recessed garage.

Viewing is highly recommended on this property located in a sought after location and offered to market with no upward chain.







## Property Specification

EXTENDED THREE BEDROOM SEMI DETACHED  
THROUGH LOUNGE/ BREAKFAST ROOM  
DOWNSTAIRS SHOWER ROOM  
GOOD SIZE BEDROOMS  
DRIVEWAY & RECESSED GARAGE

### Entrance Porch

Hallway 8' 6" x 5' 11" (2.6m x 1.8m)

Through Lounge 26' 3" x 12' 6" (8m x 3.8m)

Breakfast Room 7' 10" x 7' 10" (2.4m x 2.4m)

Kitchen 13' 1" x 10' 2" (4m x 3.1m)

Downstairs Shower Room 5' 7" x 5' 7" (1.7m x 1.7m)

Landing 5' 11" x 7' 10" (1.8m x 2.4m)

Bedroom 1 13' 9" x 9' 6" (4.2m x 2.9m)

Bedroom 2 10' 6" x 9' 10" (3.2m x 3m)

Bedroom 3 9' 2" x 7' 10" (2.8m x 2.4m)

Family Bathroom 7' 1" x 5' 7" (2.17m x 1.7m)

### 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:

### Viewer's Note:

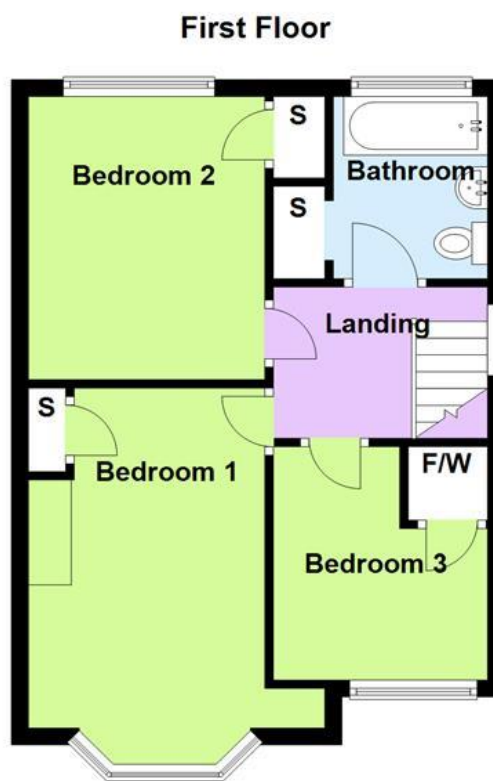
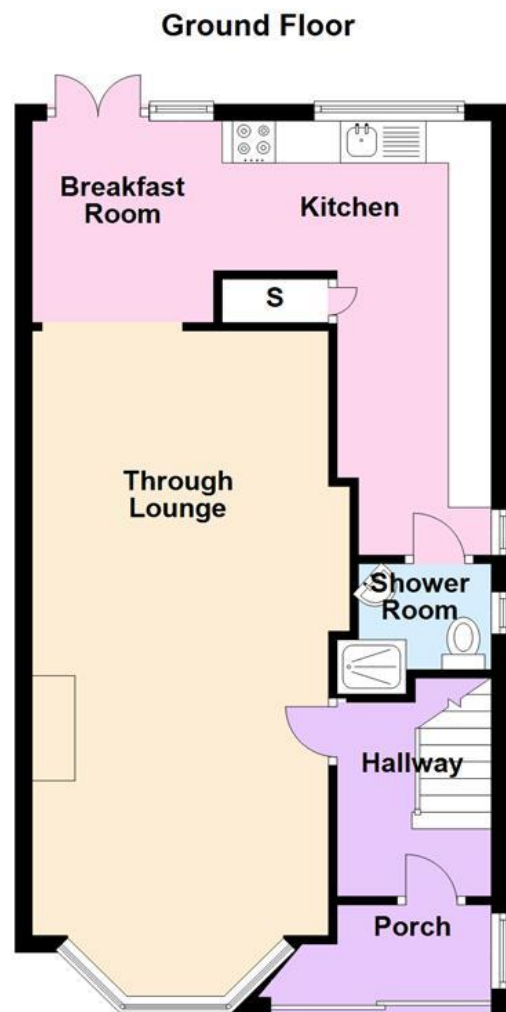
Services connected: Gas, Electric, Water & Mains Drainage

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	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

