



Frenshaw Grove, Great Barr  
Birmingham, B44 8JH

£240,000

# Great Barr

£240,000



A substantially extended three-bedroom traditional semi-detached which benefits from two air conditioning units to the first floor as well as a large rear garage / workshop offering a variety of uses.

Set behind a block paved driveway, the property is accessed via steps which lead up to the porch with a door to the reception hall with stairs off. The through lounge has a window to the front, feature fireplace and double doors with windows either side lead out to the garden. There is a dining area which could also be used a home office and that has a door the kitchen and is open plan into the sitting room with a window overlooking the rear garden. The kitchen extension is a good size and has a comprehensive range of units, there is a built-in double oven and hob, integrated fridge/freezer and dishwasher whilst a window and door lead out to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the front and a range of fitted wardrobes, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden is an absolute delight and is mainly lawned with a path to a further garden area with timber decking and there is a selection of garden buildings / potential garage which offers a variety of uses and this double glazed and centrally heated home must be viewed.





## Property Specification

SUBSTANTIALLY EXTENDED  
THREE BEDROOMS  
SEMI DETACHED  
AIR CONDITIONING UNITS ON THE FIRST FLOOR  
LARGE REAR GARDEN  
POTENTIAL OFFICE/WORKSHOP/GARAGE

Reception Hall  
2.85m (9'4") x 1.97m (6'6")

Through Lounge  
6.40m (21') max x 2.88m (9'5")

Dining Area/ Office  
2.94m (9'8") x 1.96m (6'5")

Sitting Room  
2.73m (8'11") x 2.54m (8'4")

Kitchen Extension  
5.27m (17'3") x 3.48m (11'5") max

Bedroom 1  
3.58m (11'9") x 2.88m (9'5")

Bedroom 2  
3.04m (10') max x 2.70m (8'10")

Bedroom 3  
2.55m (8'4") x 2.01m (6'7")

Bathroom  
2.17m (7' 1") x 1.84m (6' 0")

Potential Garage  
5.61m (18' 5") x 3.78m (12' 5")

Potential Office  
3.78m (12'5") x 3.17m (10'5")

Workshop  
4.86m (15' 11") x 2.10m (6' 11")

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

The owner has advised us that the property was underpinned in 2002

### 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: 13<sup>th</sup> May 2026

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