



Tresham Road, Great Barr
Birmingham, B44 9UD

Offers Over £200,000

Great Barr

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This two-bedroom property on the popular Tresham Road in Great Barr is ideal for First Time Buyers or investors.

Approached via a block paved driveway the property is entered through a porch and hallway. The lounge is located at the rear of the property and is a good size and features patio doors out to the garden. The kitchen, located to the front, is well fitted with units along with a built-in oven, hob and Belfast sink. The kitchen also leads through to the side passage which could be used as a utility area. There are also storage areas to the rear of this and additional garden access. Upstairs, the property benefits from two bedrooms. The largest is located to the rear while the front room is also a good size. The bathroom is appointed with a WC, wash basin and bath with shower over.

Outside, the landscaped garden has a southerly aspect and is an excellent size and features a variety of trees and bushes and there is also a right of way at the rear. This property is ideally located and must be viewed.





Property Specification

TWO BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
GREAT FOR BUY TO LET INVESTORS
BLOCK PAVED DRIVEWAY

Kitchen
3.28m (10'9") x 2.77m (9'1")

Lounge
4.37m (14'4") x 3.03m (9'11")

Side Passage
6.14m (20'2") x 1.17m (3'10")

Bedroom 1
4.37m (14'4") x 3.03m (9'11")

Bedroom 2
3.71m (12'2") x 2.40m (7'10") max

Bathroom
1.90m (6' 3") x 1.83m (6' 0")



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: 20th May 2026

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: Gas Electric Water Drainage Water Meter

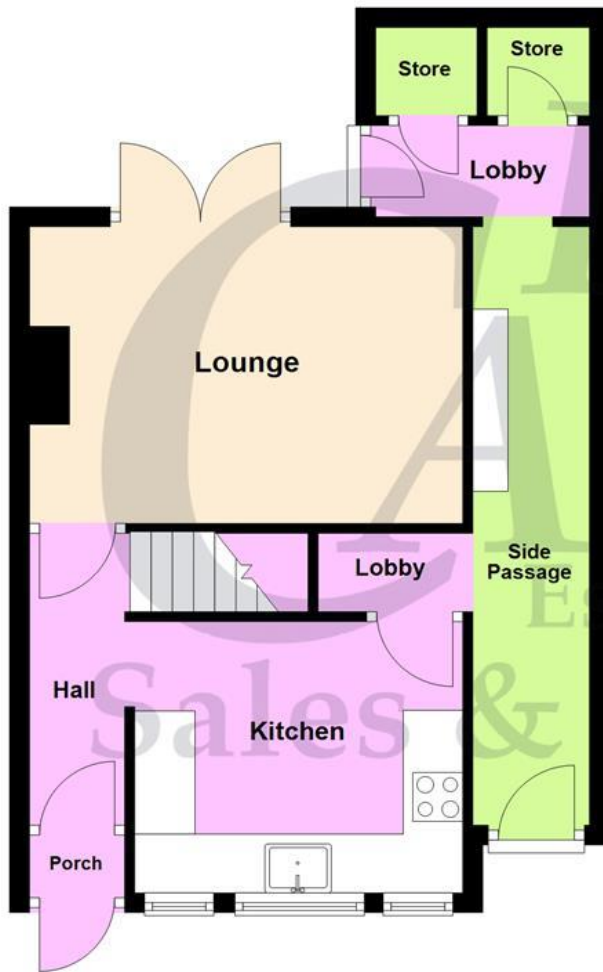
Council tax band: B

Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

