



Birkenshaw Road, Great Barr
Birmingham, B44 8UJ

Offers Over £200,000

Great Barr

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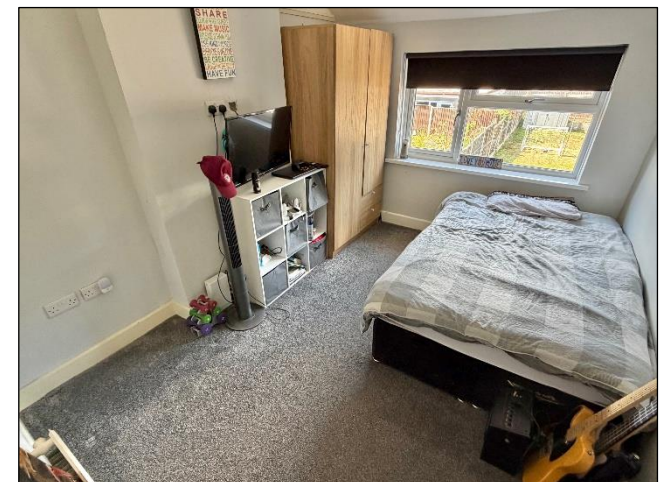


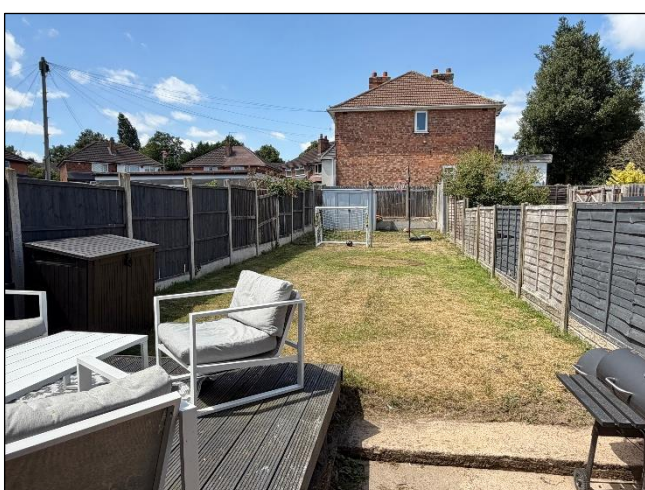
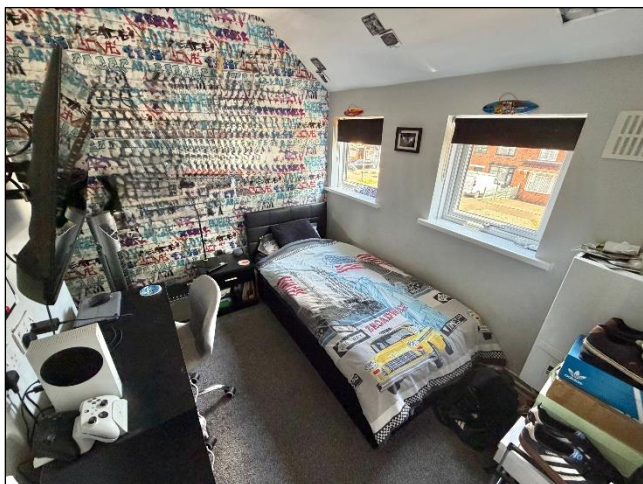
A good size three bedroom terraced family home, ideal for First Time Buyers as well as buy to let investors located on this highly popular road in Great Barr.

Set behind a front garden, the property is accessed via a porch which opens into the entrance hall with stairs off and a door leads to the lounge with a bay window to the front whilst a further door leads to the dining kitchen which has a range of units, built in oven and hob, spaces for a fridge/freezer and dishwasher, two windows and a door lead out to the rear garden and there is an understairs storage cupboard which has space for a washing machine and ample storage.

On the first floor there are three bedrooms, the master is a double with a window to the rear, the second bedroom is also a double with a window to the front whilst the third bedroom is an excellent size and has two windows to the front. The bathroom has a white suite with a shower over the bath, part wall tiling and a window to the rear.

Outside the rear garden has a decked patio area leading to the lawn and this double glazed and centrally heated home must be viewed.





Property Specification

THREE BEDROOMS
MID TERRACED
LOUNGE
DINING KITCHEN
FIRST FLOOR BATHROOM

Lounge
3.92m (12'10") into bay x 3.59m (11'9") max

Dining Kitchen
4.15m (13'7") x 3.32m (10'11") max

Bedroom 1
3.35m (11') x 2.74m (9')

Bedroom 2
3.30m (10'10") x 2.74m (9')

Bedroom 3
3.05m (10') max x 2.86m (9'4")

Bathroom
2.37m (7'9") x 1.73m (5'8")

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: 3rd July 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:

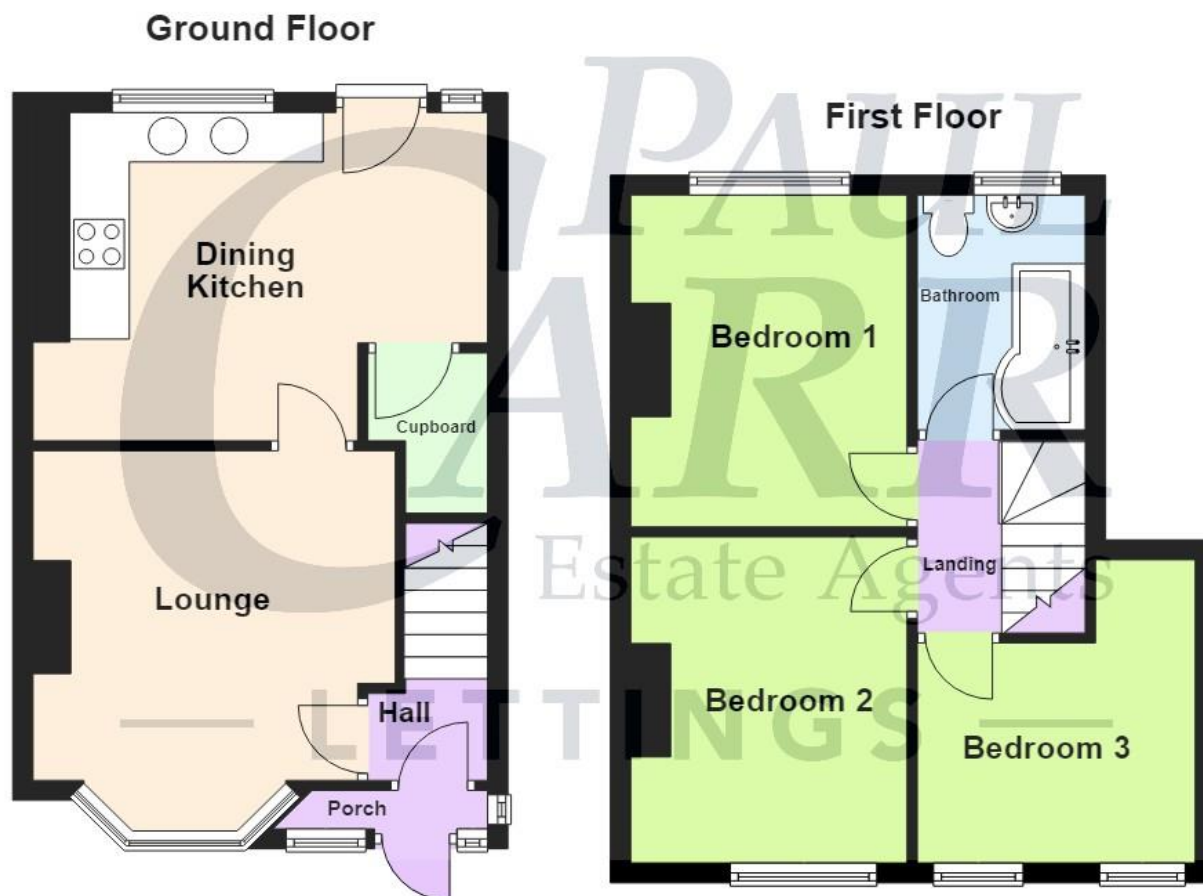
Services connected: Gas Electric Water Drainage

Council tax band: B

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		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Map Location

