



Birkenshaw Road, Great Barr
Birmingham, B44 8UL

Offers Over £220,000

Great Barr

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Ideal for First Time Buyers, this well presented and extended three bedroom terraced family home is ideal for First Time Buyers and is located on this highly popular road in Great Barr and benefits from a conservatory as well as a large rear garage.

Set behind an extensive block paved driveway, the property is accessed via an entrance hall with stairs off and a door leads to the spacious lounge with a bay window to the front. The dining kitchen has a range of fitted units with spaces for a cooker and washing machine, integrated dishwasher, wall mounted boiler, space for a table and chairs and a window and patio doors lead to the delightful conservatory offering a variety of uses with windows and double doors to the garden. On the first floor there are three double bedrooms, the master has a window to the rear, the second bedroom has a window to the front whilst the third bedroom is an excellent size and has two windows to the rear and an over stairs storage alcove. The modern shower room has a large walk-in shower cubicle, part wall tiling and a window to the front.

Outside is a large patio area leading to the lawn, there is a shared side passage and a large rear garage offering excellent scope, accessed via the rear right of way, and this double glazed and centrally heated home must be viewed.





Property Specification

THREE DOUBLE BEDROOMS
MID TERRACED FAMILY HOME
SUPERB CONSERVATORY
BLOCK PAVED DRIVEWAY
LARGE REAR GARAGE / WORKSHOP

Lounge
3.87m (12'8") into bay x 3.59m (11'9") max

Dining Kitchen
4.60m (15'1") x 3.30m (10'10")

Conservatory
12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom 1
3.34m (10'11") x 2.67m (8'9")

Bedroom 2
3.32m (10'11") x 2.73m (8'11")

Bedroom 3
2.89m (9'6") x 2.40m (7'11")

Shower Room
2.09m (6'10") 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: 9th March 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:

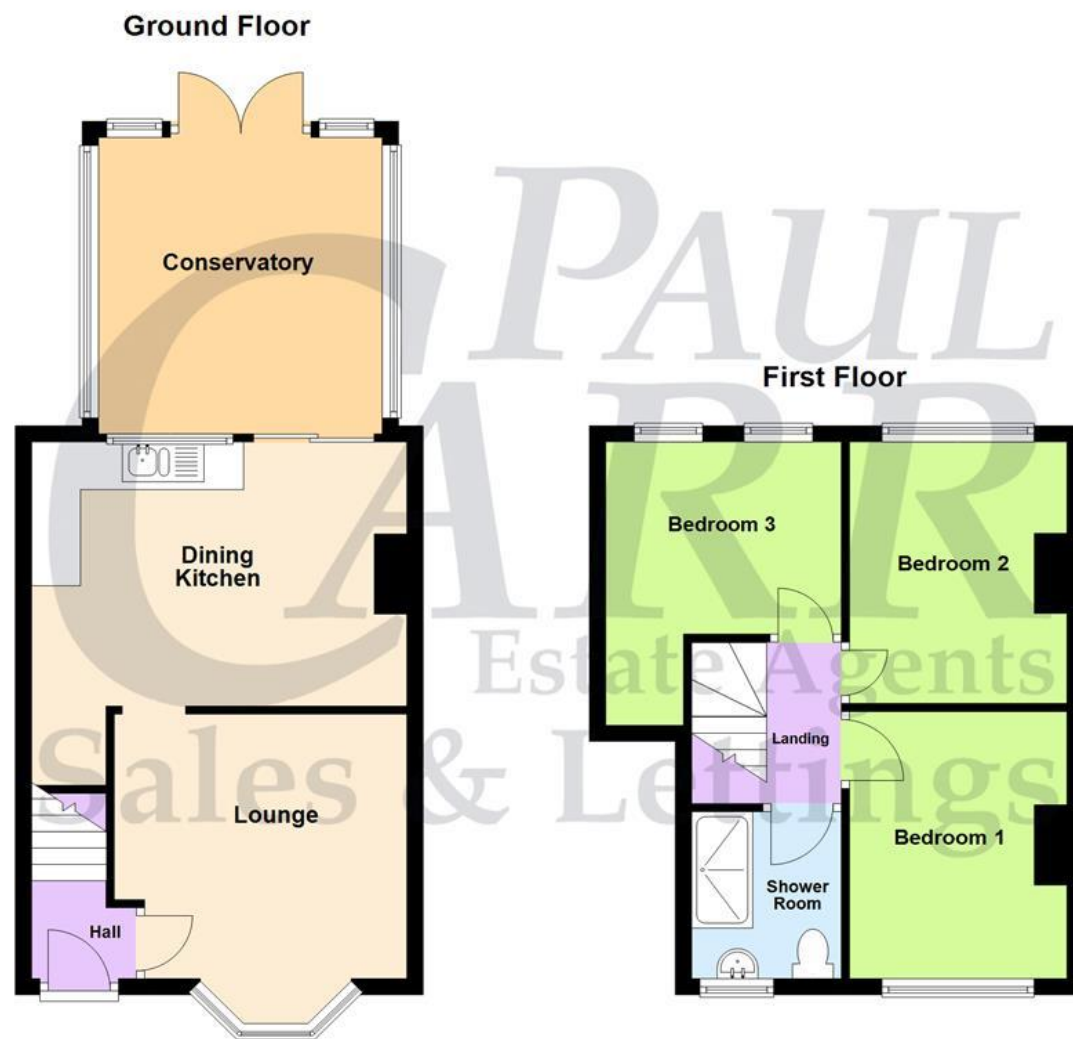
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

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

Map Location

