



Draft Sales Details Awaiting Vendors Approval

Frenshaw Grove, Great Barr
Birmingham, B44 8JH

£240,000

Great Barr

£240,000

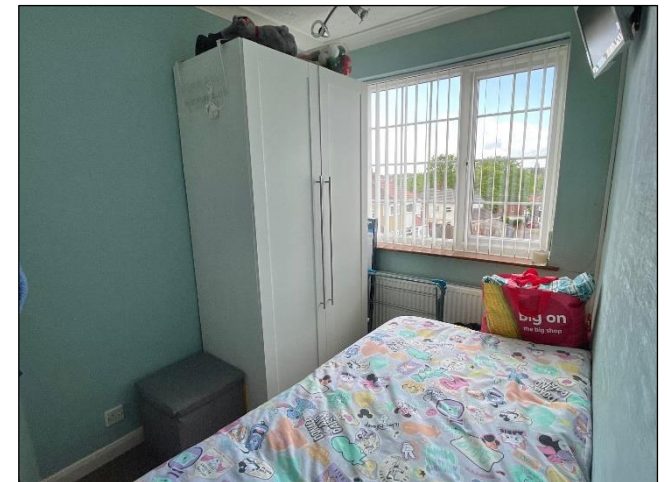


A substantially extended three-bedroom traditional semi-detached which benefits from two air conditioning units to the first floor as well as a large rear garage / workshop offering a variety of uses.

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 and a fitted wardrobe 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")

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: 13th 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

Council tax band: B

Tenure: Freehold

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

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

Map Location

