



Beechcroft Crescent,
Sutton Coldfield, B74 3SH

Offers in Excess of £300,000

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Offered for sale with no upward chain, this modern new build detached bungalow requires inspection to be appreciated. Beechcroft Crescent is approached from Limetree Road via Aldridge Road and enjoys a sought after location in a desirable residential area of Streetly.

Benefitting from new UPVC double glazing and gas central heating, the accommodation briefly affords the following: The interior comprises a pleasant reception hall with a feature composite entrance door with decorative inset glazed panels. Laminate flooring throughout with inset downlighting. A superb open plan kitchen/dining room with wide bi-folding doors opening to the rear garden. A comprehensive range of newly fitted, hand-built base and wall units with a centre island and integrated appliances including a sink, double oven and microwave, five ring gas hob with extractor, dishwasher and concealed new Worcester gas central heating boiler. A marble style tiled splashback contrasts nicely with the modern navy shaker style kitchen. The lounge has a single pendant downlight and window to the fore. A fully tiled modern bathroom with white suite comprises a panelled bath, free standing vanity unit with storage and a shaped hand wash basin, WC with concealed low level suite.

To the first floor velux windows allow light to flood into the stairs and landing. Leading to two good sized double bedrooms both with velux windows. A well appointed wet room with full height feature wall ceramic tiling and suite comprising an inset rainfall shower head, vanity unit with hand shaped wash basin and storage, WC with concealed suite.

The rear garden is private and enclosed with fencing to the boundary, turfed lawn and patio.





Property Specification

READY TO MOVE INTO NOW

OPEN PLAN KITCHEN/DINING ROOM

PERFECT FOR ENTERTAINING KITCHEN SPACE

RAINFALL SHOWER HEAD AND SEPARATE BATH

10 YEAR WARRANTY

MODERN KITCHEN WITH INTEGRATED APPLIANCES

TWO DOUBLE BEDROOMS

GROUND FLOOR AND FIRST FLOOR BATHROOMS

UNDER FLOOR HEATING DOWNSTAIRS



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: 24th June 2022

Viewer's Note:

Services connected: Gas, water, electric
Council tax band:
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

New Instruction
Awaiting E.P.C.

Map Location

