



Beechcroft Crescent, Streetly  
Sutton Coldfield, B74 3SH

£360,000



This stunningly presented, deceptively spacious, three bedroom extended semi-detached family home, is offered for sale in a highly sought after location, within walking distance of highly rated local schools (catchments should be checked), local amenities, and transport links.

Approached via a beautifully paved driveway with neat front lawn and shrubbery, the accommodation briefly comprises of an entrance porch and hall, with double doors leading into an impressive open plan lounge/diner. This living areas boasts ample entertainment space, with under stair storage cupboard, and French doors out to the garden. There is a stunning modern kitchen/diner overlooking the garden, with beautifully finished work tops and fitted appliances, as well as a separate utility room with downstairs W.C, and integral garage access.

Upstairs is a well-kept main family bathroom, with three good size bedrooms, the master with handy built in fitted wardrobes.

Outside to the rear is a charming private garden with a newly landscaped social patio area, and lawn with fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas/electric/water/drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464  
or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



### Ground Floor Accommodation

Porch

Entrance Hall

Lounge/Diner

24' 6" x 12' 7" (7.46m x 3.83m max (2.51 min))

Kitchen/Diner

14' 8" x 13' 2" (4.47m x 4.02m max)

Utility

6' 8" x 6' 0" (2.04m x 1.83m)

W.C.

Integral Garage

11' 9" x 7' 8" (3.58m x 2.33m)

### First Floor Accommodation

Bedroom 1

13' 0" x 8' 2"  
(3.95m x 2.48m)

Bedroom 2

9' 3" x 9' 2" (2.82m x 2.79m)

Bedroom 3

10' 0" x 6' 8" (3.06m x 2.04m)

Bathroom

6' 1" x 5' 11" (1.86m x 1.80m)



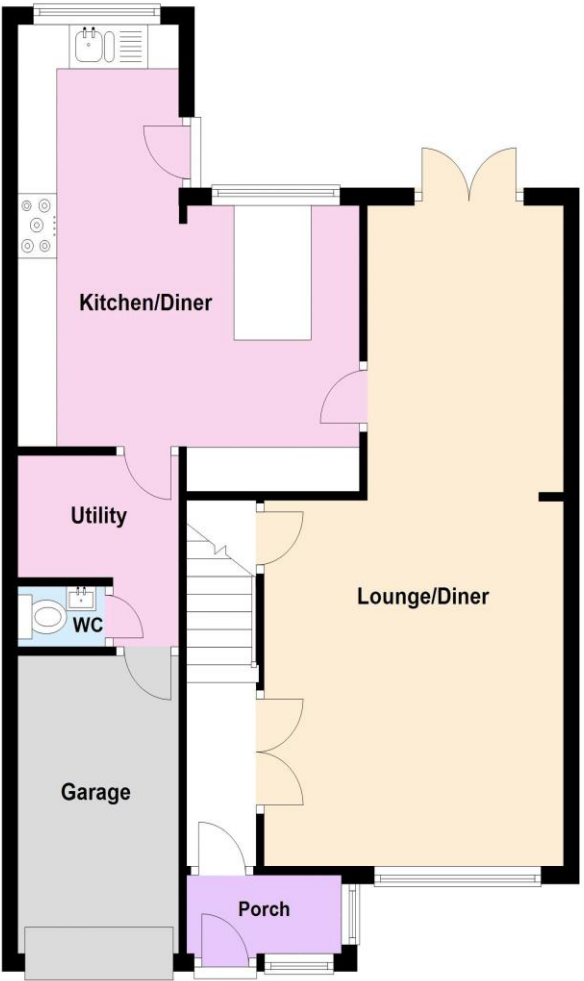




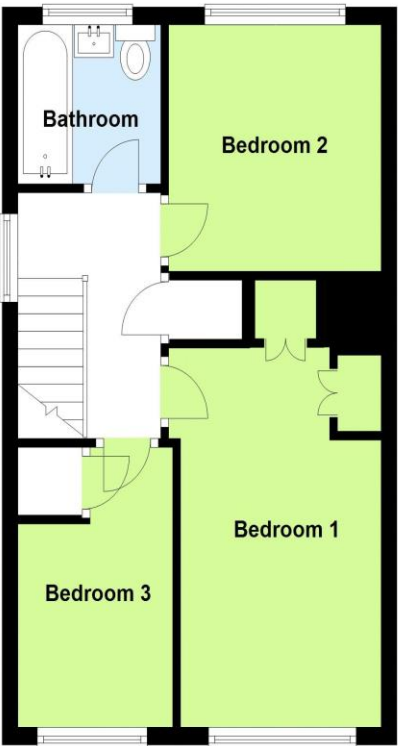
# Floor Plan

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

Ground Floor



First Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location











### **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: 8th January 2024