



45, BEECHCROFT CRESCENT

SUTTON COLDFIELD - OFFERS OVER £350,000

**chosen**



## Why this home is Chosen...

Nestled within the idyllic community of Streetly in Sutton Coldfield, a charming traditional three-bedroom detached property has just graced the market, exuding timeless elegance and character. With its idyllic location and timeless appeal, this traditional property presents a rare opportunity to embrace the quintessential charms of Sutton Coldfield living.

### Quick Tour

Highlights of this lovely home include:

- \* Landscaped driveway
- \* Three bedrooms
- \* Family bathroom
- \* Open plan lounge/dining room
- \* Good size kitchen
- \* Lovely rear garden
- \* Great school catchment area
- \* Did we mention its close to Sutton Park?



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Situated in a tranquil setting, this delightful three-bedroom detached property unveils a newly landscaped driveway, adding to its curb appeal.

Stepping through the front door, you're welcomed into a warm and inviting lounge area, complete with a charming fireplace that exudes coziness. This open-plan space seamlessly integrates a dining area, perfect for family gatherings, with sliding doors granting direct access to the lush garden beyond. The well-appointed kitchen offers ample space and overlooks the verdant outdoor area. Continuing through, the garage presents potential for conversion into a utility and storage space, adding practicality to the home.

Upstairs, three generously sized bedrooms offer comfort and tranquility, while a family bathroom caters to daily needs.

Outside, the garden oasis, adorned with vibrant foliage, provides an idyllic backdrop for relaxation and outdoor enjoyment. This property offers a perfect blend of comfort, functionality, and natural beauty, promising a serene lifestyle in a picturesque setting.

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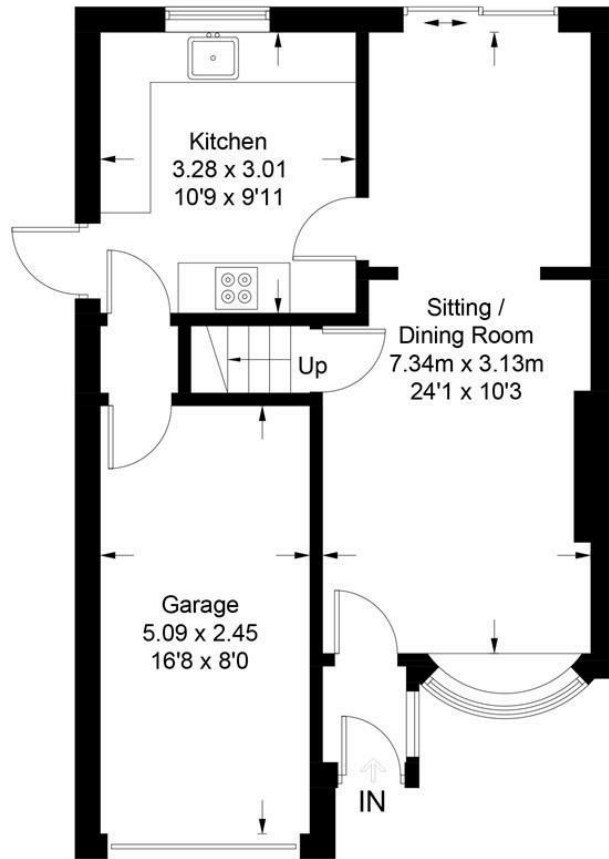


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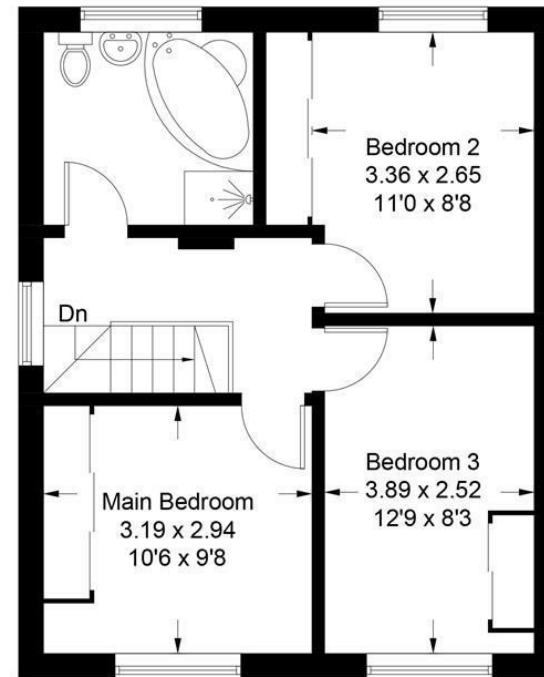
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# Beechcroft Crescent, B74 3SQ

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060771)

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## Enquiries

45 Beechcroft Crescent is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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