



Beechcroft Crescent, Streetly  
Sutton Coldfield, B74 3SH

**£320,000**

Situated in a well-regarded residential location in Streetly, this two bedroom semi-detached bungalow offers well-presented accommodation, a mature rear garden and the benefit of no upward chain. Conveniently positioned for local shopping facilities and bus services, the property is an appealing choice for those seeking a home with the ease of single-storey living.

Set back from the road behind a paved driveway, the bungalow is approached via a side entrance leading into the reception hall. The accommodation includes a generous lounge with a feature fireplace, opening into a rear conservatory that enjoys views over the garden and provides additional space for relaxing or entertaining, with French doors giving access outside. The fitted kitchen offers a range of wall and base units, an integrated oven and hob, and space for further appliances. Both bedrooms are positioned to the front of the property, with the main bedroom benefiting from built-in wardrobes and drawer storage. A wet room-style shower room and useful side lobby complete the accommodation, which also benefits from gas central heating and PVC double glazing where specified.

To the front, the driveway provides off-road parking, complemented by a garage. The mature rear garden is well maintained, with a patio seating area leading onto a lawn, framed by established shrubs and planted borders, creating an attractive setting to enjoy throughout the seasons.

With its convenient location, comfortable living space and no upward chain, an internal viewing is recommended to appreciate all this bungalow has to offer.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.**

**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)**



### Accommodation

#### Entrance Hall

9' 4" x 11' 4" (2.84m x 3.45m)

#### Lounge

17' 11" x 11' 5" (5.46m x 3.48m)

#### Kitchen

11' 1" x 8' 9" (3.38m x 2.66m)

#### Conservatory

8' 9" x 10' 1" (2.66m x 3.07m)

#### Utility Room

2' 9" x 9' 6" (0.84m x 2.89m)

#### Bedroom One

12' 9" x 10' 11" (3.88m x 3.32m)

#### Bedroom Two

8' 2" x 9' 3" (2.49m x 2.82m)

#### Wet Room

6' 5" x 5' 4" (1.95m x 1.62m)

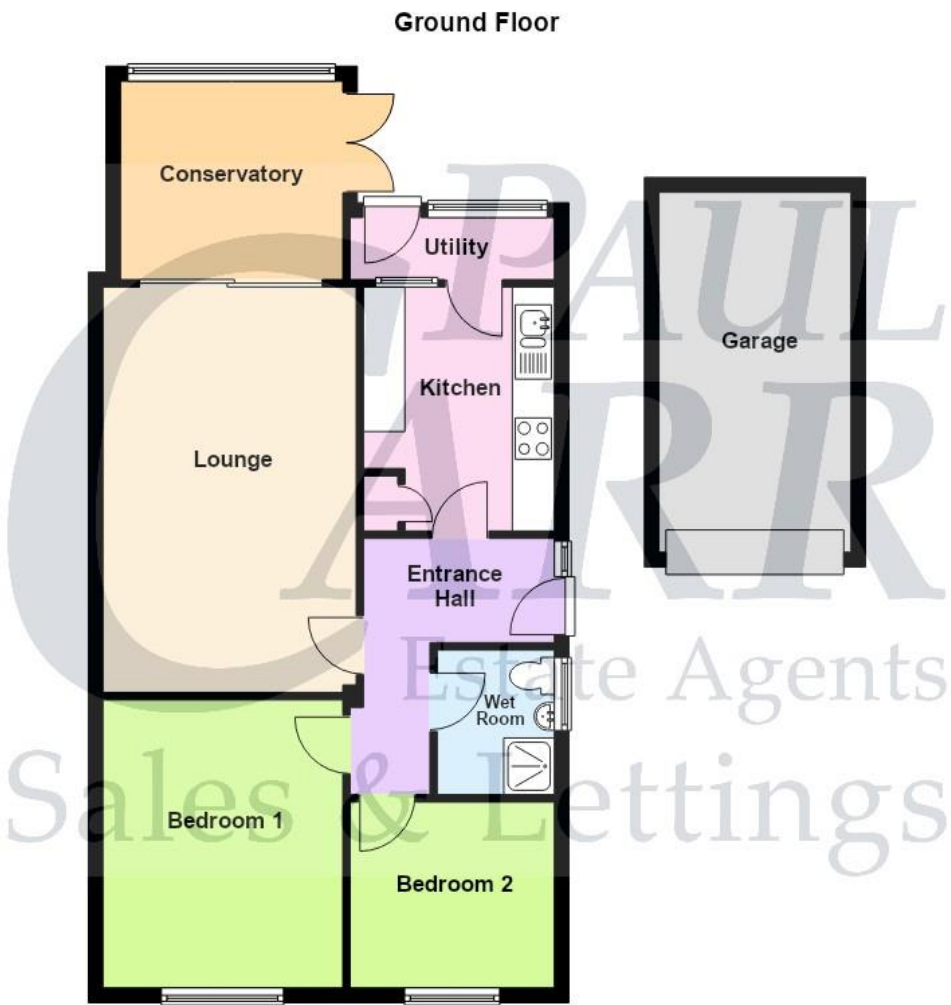
#### Garage





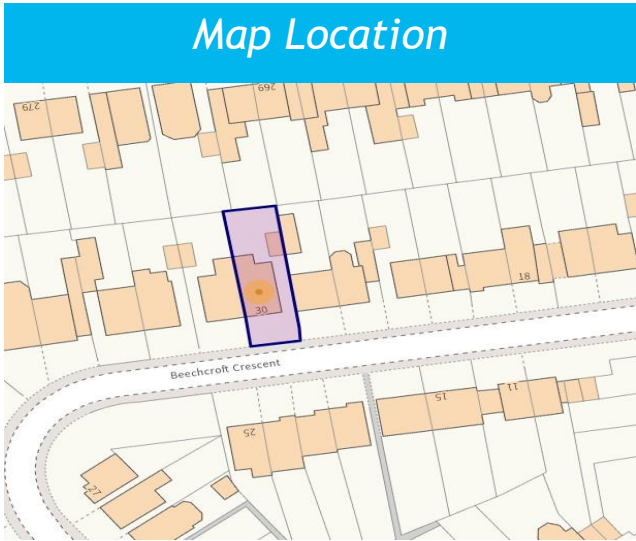
# Floor Plan

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



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Plan produced using PlanUp.

| Energy Performance Rating |               |         |           |
|---------------------------|---------------|---------|-----------|
| Score                     | Energy rating | Current | Potential |
| 92+                       | A             |         |           |
| 81-91                     | B             |         |           |
| 69-80                     | C             | 72 C    | 80 C      |
| 55-68                     | D             |         |           |
| 39-54                     | E             |         |           |
| 21-38                     | F             |         |           |
| 1-20                      | G             |         |           |









### 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:

**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.