



Beechcroft Crescent, Streetly
Sutton Coldfield, B74 3SH

Offers Over £325,000

Ideally suited to first-time buyers, young families or investors, this attractive three-bedroom semi-detached home is conveniently located in Streetly, within close proximity to reputable local schools, public transport links and a range of local amenities.

The property is approached via a newly laid block-paved frontage and driveway, completed in 2025, providing generous off-road parking and continuing along the side of the property to the detached single garage at the rear.

Internally, the accommodation begins with an entrance porch and welcoming hallway, with double doors opening into a spacious lounge featuring an attractive bay window and a useful understairs storage cupboard. The lounge flows seamlessly into a separate dining area overlooking the rear garden, while the fitted kitchen was updated in 2023 and provides a modern and practical space.

To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes or built-in storage, together with a modern family bathroom which was updated in 2025.

Outside, the property enjoys a wonderful private rear garden featuring a neatly maintained lawn, fenced boundaries and access to the detached single garage.

Offering well-presented accommodation, recent improvements and excellent potential for a range of buyers, internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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



Accommodation

Porch

5' 5" x 2' 2" (1.66m x 0.67m)

Entrance Hall

Lounge Area

13' 6" x 12' 3" (4.12m x 3.74m)

Dining Area

10' 6" x 8' 3" (3.19m x 2.52m)

Kitchen

10' 11" x 7' 2" (3.33m x 2.19m)

External Garage

16' 10" x 8' 11" (5.14m x 2.73m)

Bedroom One

12' 11" x 8' 9" (3.94m x 2.67m)

Bedroom Two

9' 3" x 9' 2" (2.83m x 2.79m)

Bedroom Three

9' 10" x 6' 9" (3.00m x 2.05m)

Bathroom

6' 2" x 6' 1" (1.87m x 1.85m)





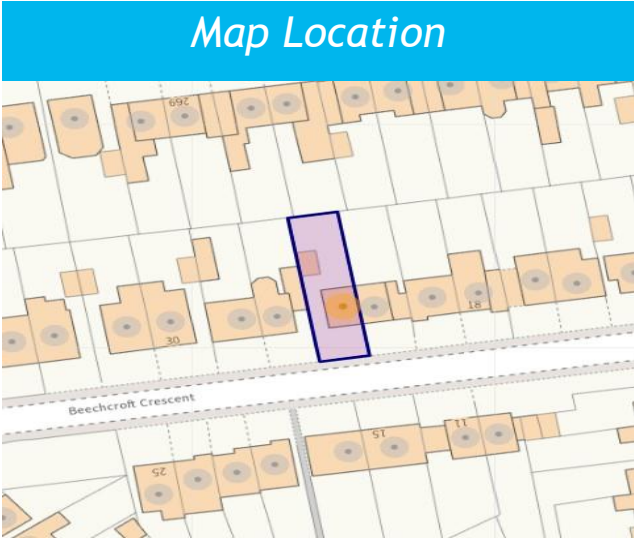
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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.