



Beechcroft Crescent, Streetly
Sutton Coldfield, B74 3SH

PAUL
£280,000

Paul Carr Estate Agents are pleased to present this spacious two-bedroom semi-detached bungalow, ideally situated in the sought-after area of Streetly, offering convenient access to local amenities and excellent transport links.

Set back from the road, the property features a neatly maintained lawned fore garden and a driveway providing access to a carport and garage. Upon entering, you are welcomed by a spacious hallway leading to a generous lounge/diner, complete with patio doors that open out onto the rear garden—perfect for relaxing or entertaining.

The fitted kitchen offers a range of wall and base units with complementary work surfaces and provides access to a practical utility area. The bungalow offers two well-proportioned bedrooms and a family bathroom fitted with a panelled bath, pedestal wash basin, and low flush WC. To the rear, the property enjoys a private, enclosed garden with a patio area and a well-maintained lawn—ideal for outdoor enjoyment.

This charming bungalow is perfect for buyers seeking single storey living or looking to downsize.

Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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

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

Disclaimer: Under the Estate agents act 1979 Paul Carr Estate Agents disclose a personal interest in this property.



Entrance Hallway

Lounge Diner

18' 3" x 11' 10" (5.56m x 3.60m)

Kitchen

11' 0" max x 9' 3" max (3.35m x 2.82m)

Utility Area

4' 9" x 9' 2" (1.45m x 2.79m)

Bedroom 1

12' 8" x 10' 6" (3.86m x 3.20m)

Bedroom 2

8' 4" x 10' 10" (2.54m x 3.30m)

Bathroom

6' 5" x 5' 5" (1.95m x 1.65m)

Garage (unmeasured)





Floor Plan

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

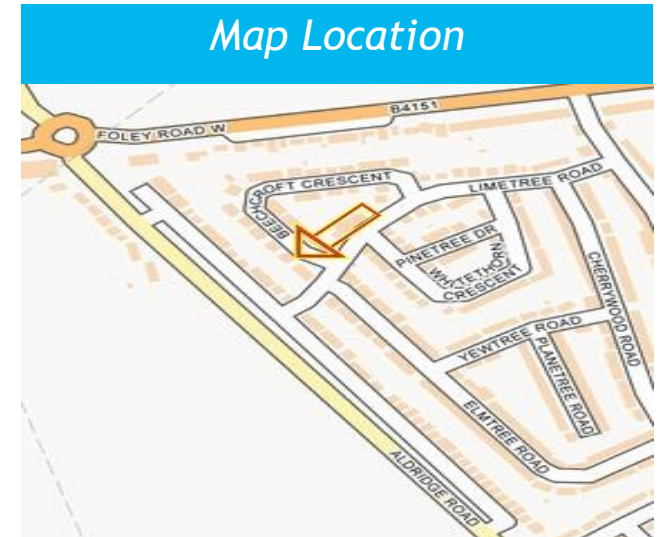


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 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: 18th August 2025

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.