



Beechcroft Crescent, Streetly
Sutton Coldfield, B74 3SH

£325,000

Set along a peaceful, crescent-shaped road with minimal passing traffic, this immaculate three-bedroom semi-detached home combines modern presentation, generous outdoor space and excellent future potential, making it an outstanding opportunity for families and discerning buyers alike.

Ideally positioned for access to a selection of highly regarded local schools, including Blackwood, Manor and Lindens Primary Schools, as well as schools within Streetly and Aldridge, the property is perfectly placed for family life.

A newly laid block-paved driveway provides ample off-road parking and leads to a detached single garage. Upon entering, a welcoming porch with a contemporary composite front door opens into the spacious entrance hall. The bright, bay-fronted lounge provides an inviting principal reception room and flows naturally through to the rear dining area, creating a versatile space for both everyday living and entertaining.

The recently updated kitchen has been thoughtfully designed to make excellent use of the available space, combining a sleek contemporary finish with practical functionality. Presented in immaculate, move-in-ready condition, it offers a stylish and efficient heart to the home.

Upstairs, there are three well-proportioned bedrooms, each benefiting from built-in storage, alongside a modern family bathroom.

The property retains its original, un-extended layout, which is complemented by an impressive private rear garden. The substantial outdoor space offers considerable scope for future enhancement, including the potential for a bespoke extension, subject to the necessary planning permissions.

With its immaculate presentation, enviable position, generous garden and exciting potential for future improvement, this is a superb opportunity to acquire a beautifully maintained family home at a highly competitive price point, while retaining the flexibility to create additional space and add value in the future.

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)





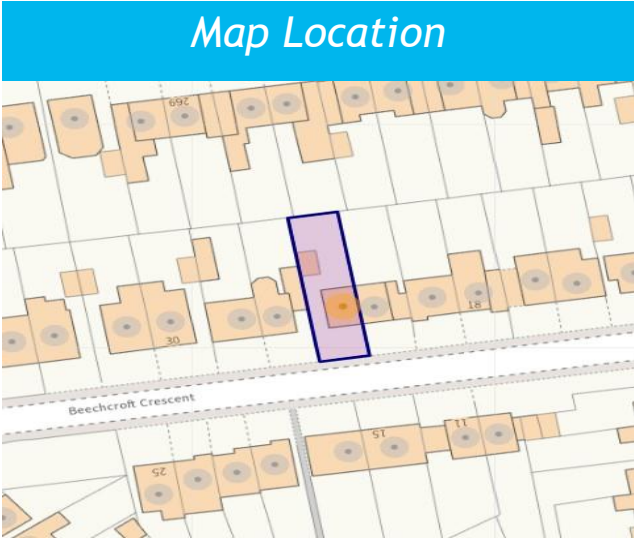
Floor Plan

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.