7 VIXEN CLOSE
SUTTON COLDFIELD
B76 1JY

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A Spacious 5 Bedroom Detached Family Home with Accessible Ground Floor Bedroom & Wet Room.

A beautifully presented and thoughtfully designed detached family home, offering exceptional flexibility with five bedrooms, including a ground floor bedroom with an accessible wet room. With widened doorways throughout to improve accessibility and ease of movement, this impressive home is ideally suited to multi-generational living, those with mobility requirements or families seeking adaptable accommodation for the future. Further benefits include generous reception spaces, a stunning open-plan kitchen, dining and snug area, landscaped gardens and a detached triple garage.

EPC Rating: C

Approximate total floor area: 2597 Sq. Ft or 242 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







## Situation

Exceptionally well positioned on a quiet cul-de-sac just off Penns Lane, the property is conveniently located for Walmley, Wylde Green and Sutton Coldfield.

Sutton Coldfield offers an excellent selection of shops, restaurants and schooling, with Penns Primary School within walking distance. Other nearby educational options include Bishop Walsh Catholic School and independent schooling at The Shrubbery School. Purchasers are advised to check current school catchment arrangements with the relevant authority.

Nearby Wylde Green provides a range of local shops, restaurants, bars and pubs, while local railway stations and regular bus services offer connections to Sutton Coldfield, Birmingham city centre and the wider West Midlands.

## Description of Property

Ground Floor

A welcoming reception hall leads to the elegant drawing room, guest cloakroom/WC and impressive open-plan kitchen, dining and family area. A particular feature is the generously proportioned ground floor bedroom, complete with a dedicated wet room designed with accessibility and ease of use in mind. Combined with widened doorways throughout the property, this provides valuable flexibility for those requiring ground floor accommodation, whether for personal use, visiting relatives or multi-generational living.

The drawing room offers warmth and character, featuring a brick-lined fireplace with a solid timber beam mantel and polished marble hearth, solid oak flooring and French doors opening onto the rear terrace.

The exceptional open-plan kitchen, dining and snug area forms the heart of the home. Contemporary high-gloss white cabinetry, integrated appliances and a substantial central island combine style with practicality. Grey slate flooring, overhead skylights and expansive bi-fold doors create a light-filled space with a seamless connection to the landscaped rear gardens.

First Floor

The spacious first-floor landing provides access to four further well-proportioned bedrooms. The principal bedroom enjoys a dedicated dressing area with fitted wardrobes and a contemporary en-suite shower room. Two further bedrooms overlook the attractive rear gardens, with one benefiting from built-in wardrobes, while the fourth bedroom enjoys a front-facing aspect.

A beautifully appointed family bathroom completes the accommodation, featuring a freestanding bath, separate walk-in shower and elegant contemporary fittings.

Gardens & Grounds

A block-paved driveway provides generous off-road parking and leads to a substantial detached triple garage.

The beautifully landscaped gardens feature manicured lawns, mature trees, established hedgerows and attractive planting, creating a private and tranquil setting. An expansive slate-effect natural stone terrace provides excellent space for outdoor dining and entertaining, while a charming summer house offers an additional place to relax. The private rear garden enjoys a pleasant outlook over open green space and mature trees, beyond which lies Walmley Golf Club.

## Distances

- Wylde Green Shops -0.8 miles
- Chester Road train station – 1.2 miles
- Sutton Coldfield - 3.4 miles
- Birmingham - 5.7 miles
- M6 Toll (T5) - 10.6 miles
- M6 (T7) - 12.8 miles
- M42 (J9) - 25.6 miles
- Birmingham International - 10.6 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn left at the 1st cross street onto Mill Street/A5127, slight right onto Lower Queen Street/A5127, at the roundabout, take the 1st exit onto Birmingham Road/A5127, turn left onto Penns Lane/B4148, turn left into The Chase and then turn into Vixen Close.

## Terms

- Tenure: Freehold
- Local authority: Birmingham City Council
- Council Tax band: F
- Broadband average area speed: 150 Mbps, 500 Mbs also available. Full Fibre 150 Installed.

## Services

We understand that mains water, gas, drainage and electricity are connected.

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.









## Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

## Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

- Photographs taken: June 2026
- Particulars prepared: June 2026

## Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their 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. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

ASTON KNOWLES

# Vixen Close Sutton Coldfield B76 1JY
## Approximate Gross Internal Area
## 2597 SQ FT / 242 SQ M

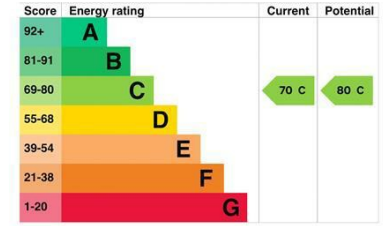
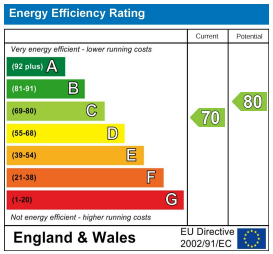






Illustration for identification purposes only, measurements are approximate, not to scale.




Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**8 High Street, Sutton Coldfield, B72 1XA**

0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com