6 VIXEN CLOSE
SUTTON COLDFIELD
B76 1JY

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

Ground Floor:
• Enclosed integrated Porch
• Reception Hallway
• Guest WC
• Drawing Room with Tudor style Fireplace
• Open plan Kitchen, having breakfast bar, ample storage cabinetry , hardwearing work surfaces, and integrated modern appliances
• Utility room
• Dining Room
• Orangery
• Staircase leading to first floor

First Floor:
• Principal bedroom overlooking the rear garden, having ensuite shower room with views of the front of the property
• Bedroom number two overlooking the front of the home
• Bedrooms three and four with views of the rear garden
• Airing cupboard
• Family Bathroom

Gardens and Grounds:
• Beautiful frontage with lawned and stone paved areas, climbing rose plants and more roses of front lawn accompanied by a mature tree and having benefit of a street lamp for added security
• Tarmac Driveway
• Rock garden
• Garage
• Fenced garden from privacy and security
• Astro turf Garden lawn
• Fish and wildlife pond
• Grey stone paved patio
• Wooden pergola leading connecting from the office building to the double garage
• Office building/ Gymnasium/ potential art studio with glass doors having views of the garden
• Mature trees, plants and plantlets

EPC Rating: D
Approximate total floor area:

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 located on a lovely road just off Penns Lane and The Chase, very conveniently located for Walmley, Wylde Green and Sutton Coldfield.
The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Moor Hall primary school, Little Sutton primary school, Sutton Coldfield Grammar School for Girls, Bishop Vesey's Grammar School and Plantsbrook High School. (Purchasers are advised to check with the Council for an up-to-date information on school catchment areas)

Wylde Green's close proximity to local shops, restaurants, and pubs provides residents with a wealth of choices for dining, entertainment, and shopping experiences. Moreover, its well-connected transport links, including nearby train stations and bus routes, ensure easy connections to neighbouring areas and the wider West Midlands region.

Description of Property
Welcome to this distinguished and beautifully appointed residence — a home that exudes timeless elegance, thoughtful design, and modern comfort. Set amidst charming landscaped gardens, this property offers an inviting blend of classic character and contemporary style, perfectly suited for refined family living and entertaining.

Ground Floor
The approach to the home is both graceful and welcoming, with an enclosed integrated porch leading into a spacious reception hallway that immediately sets a tone of understated sophistication. A guest WC is conveniently positioned off the hallway, while the impressive drawing room serves as the perfect setting for relaxation or entertaining. This principal living space is beautifully complemented by a striking Tudor-style fireplace, evoking a sense of warmth and period charm.
At the heart of the home lies a superb open-plan kitchen. It features a stylish breakfast bar, ample storage cabinetry, hardwearing work surfaces, and a full range of integrated modern appliances, offering both functionality and elegance.
Adjoining the kitchen, a utility room provides additional practicality, while the dining room offers a delightful setting for family meals and formal gatherings alike. Flowing naturally from the dining space, the light-filled orangery presents a tranquil retreat with beautiful views of the surrounding gardens — ideal for morning coffee or relaxed afternoon reading.
A staircase ascends gracefully to the first floor, completing the ground level's sense of flow and proportion.

First Floor
The principal bedroom is a serene haven, overlooking the rear garden and featuring an elegant ensuite shower room that enjoys views to the front of the property. Bedroom two offers generous proportions and enjoys a bright aspect to the front, while bedrooms three and four overlook the picturesque rear garden, each offering comfort and versatility for family members or guests. A convenient airing cupboard and a well-appointed family bathroom complete the first-floor accommodation.

Gardens and Grounds
The frontage is a true delight, with manicured lawns and stone-paved areas, framed by climbing roses and a variety of mature plantings. A mature tree anchors the landscape, while a charming street lamp provides both ambiance and added security. A tarmac driveway leads to a garage, offering ample parking and storage space. Surrounding the property, the fenced garden ensures privacy and peace of mind.

The rear grounds are a haven of tranquility, featuring an astro turf lawn, fish and wildlife pond, and a grey stone-paved patio perfect for outdoor dining and entertaining. A charming wooden pergola connects the office building/gymnasium/potential art studio to the garage, creating a seamless flow between spaces. This versatile outbuilding, with glass doors overlooking the garden, offers inspiring views and could serve as a creative workspace, home gym, or private studio.

Completing this idyllic setting are mature trees, lush plants, and carefully nurtured plantlets, which together create a rich tapestry of greenery and natural beauty — a truly enchanting garden retreat.

Distances
- Sutton Coldfield - 3.4 miles
- Birmingham - 5.7 miles
- Lichfield - 13.3 miles
- M6 Toll (T5) - 10.6 miles
- M6 (T7) - 12.8 miles
- M42 (J9) - 25.6 miles
- Birmingham International - 10.6 miles
- NEC - 9.1 miles

(Distances approximate)
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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 right onto The Chase and then turn onto Vixen Close.

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

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.

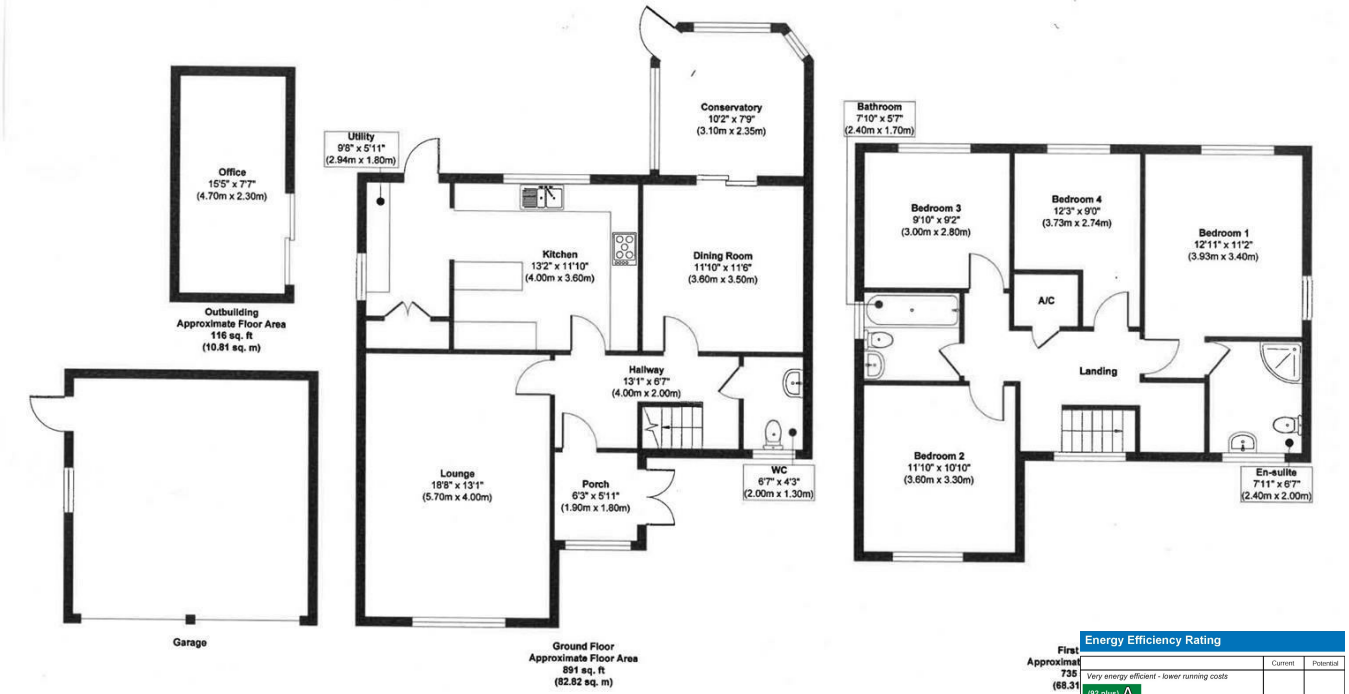
- Photographs taken: October 2025
- Particulars prepared: October 2025

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

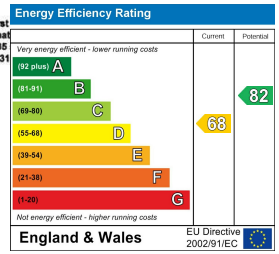
Vixen Close B76 1JY



Approx. Gross Internal Floor Area 2021 sq. ft / 187.93 sq. m (Including Garage & Outbuilding)

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

Produced by Elements Property



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