

7 VIXEN CLOSE
SUTTON COLDFIELD
B76 1JY


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

OPEN DAY SATURDAY 26TH OF SEPTEMBER 12 noon to 4 pm
No appointment necessary!

A beautifully presented and thoughtfully designed detached family home, offering generous and flexible accommodation arranged over two floors, with stylish living spaces, five bedrooms, landscaped gardens and a detached triple garage.

Ground Floor

The accommodation begins with a welcoming reception hall, leading through to the drawing room, guest cloakroom/WC, impressive open-plan kitchen incorporating a snug and dining area. Completing the ground floor is a generously proportioned bedroom benefiting from an en-suite shower room. A staircase rises to the first-floor accommodation.

First Floor

The first-floor landing provides access to the principal bedroom, complete with an en-suite shower room, and dressing area with fitted wardrobes, together with three further well-proportioned bedrooms, the third of which benefits from built-in wardrobes and attractive views over the rear gardens. A luxurious family bathroom serves the remaining bedrooms.

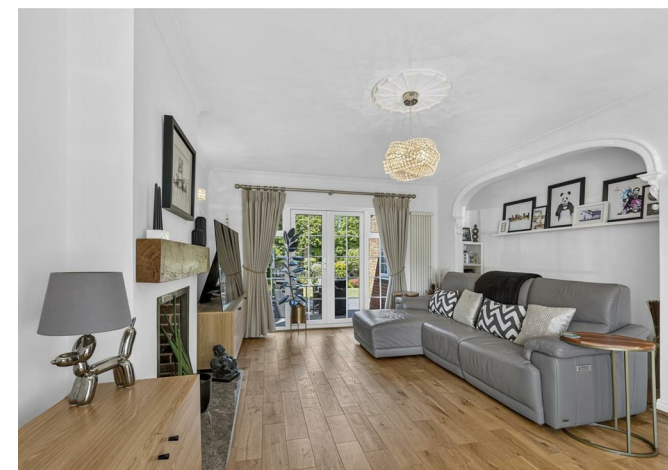
Gardens and Grounds

Externally, the property is complemented by a block-paved driveway leading to a detached triple garage. Beautifully maintained lawned and private garden areas surround the home, whilst the rear garden features a spacious patio with a dedicated seating area, ideal for outdoor entertaining, together with a charming summer house.

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 located on a lovely road just off Penns Lane, in a quiet cul-de-sac, very conveniently located for Walmley, Wylde Green and Sutton Coldfield.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling, with Penns Primary School within walking distance of the property. The area is also well placed for a range of further local schooling options, including Bishop Walsh Catholic School and independent schooling at The Shrubbery School. (Purchasers are advised to check with the Council for an up-to-date information on school catchment areas)

Nearby Wylde Green offers a wonderful selection of local shops, restaurants, bars and pubs, creating a vibrant and convenient neighbourhood setting. The area is also well served by public transport, with nearby train stations and regular bus routes providing excellent connections to Sutton Coldfield, Birmingham city centre and the wider West Midlands region.

Description of Property

Set behind an attractive driveway, this beautifully appointed detached residence offers exceptional family accommodation finished to an impressive standard throughout. Thoughtfully designed to provide both space and flexibility, the property features a ground floor bedroom, making it ideal for guests, multi-generational living, those seeking single-level accommodation, or use as a private home office or snug.

The home enjoys generous living spaces, stylish interiors and beautifully landscaped gardens, creating a property equally suited to everyday family life and elegant entertaining.

A welcoming reception hall provides access to the downstairs living rooms, complete with a fitted cloakroom with WC and storage cupboards.

The drawing room is rich in warmth and character, centred around a brick-lined fireplace featuring a solid timber beam mantel and polished brown marble hearth. Solid oak flooring enhances the room's inviting atmosphere, whilst a beautifully crafted corbelled archway frames a charming alcove. French doors open directly onto the rear terrace, effortlessly extending the living space outdoors.

The heart of the home is undoubtedly the exceptional open-plan kitchen, dining and family area. Designed with both style and practicality in mind, the contemporary kitchen is beautifully appointed with an extensive range of immaculate Frank Olsen high-gloss white cabinetry concealing an array of integrated appliances. A substantial central island, complete with inset sink, creates a natural gathering point for family and guests alike. Grey slate flooring flows through the open plan space, while two overhead skylights bathe the dining area in natural light. The snug provides a relaxed informal seating area, and expansive bi-fold doors, together with a separate garden access door, create a seamless connection to the slate patio and landscaped gardens beyond.

A generously proportioned ground floor bedroom enjoys views over the front of the property and benefits from oak flooring together with a contemporary en-suite shower room thoughtfully designed for ease of access and comfortable mobility, making it ideal for guests, multi-generational living, or those seeking single-level accommodation.

Ascending to the first floor, the spacious landing incorporates a useful airing cupboard and additional storage.

The impressive principal bedroom suite features a dedicated dressing area with fitted wardrobes and a luxurious en-suite shower room, whilst enjoying pleasant views over the front aspect. Three further well-proportioned bedrooms provide versatile family accommodation. The second bedroom enjoys attractive views across the rear garden, whilst the third also overlooks the gardens and benefits from built-in wardrobes. The fourth bedroom enjoys views to the front of the property. Serving the remaining bedrooms is a beautifully appointed family bathroom, featuring a freestanding bath, separate walk-in shower, and elegant contemporary sanitary ware, creating a spa-inspired theme.

Externally, the property continues to impress. A block-paved driveway provides generous off-road parking and leads to a substantial detached triple garage.

The beautifully landscaped gardens have been thoughtfully designed to provide year-round colour and interest, incorporating manicured lawns, ornamental rock gardens, mature trees, established hedgerows and an array of exotic planting that create both privacy and a tranquil setting. The expansive slate-effect natural stone terrace wraps around the rear of the home, providing space for al fresco dining, outdoor entertaining and relaxation, whilst a charming summer house offers a delightful retreat within the gardens. The property enjoys a pleasant rear aspect, backing onto open green space with 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)

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Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, 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.





Vixen Close Sutton Coldfield B76 1JY

Approximate Gross Internal Area
2597 SQ FT / 242 SQ M

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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