



Vixen Close, Wylde Green,
Sutton Coldfield, B76 1JY

Offers in Excess of £585,000

Wylde Green

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Situated in a coveted cul-de-sac location on a dominating corner plot, Vixen Close is a substantial family home boasting sprawling downstairs accommodation, a double garage, and garden studio.

The property is approached by a sweeping driveway for multiple off road vehicular parking, side access and entry into the double garage, as well as a charming fore garden that nicely sets back the house from the road.

There is a porch on entry, perfect for kicking off your shoes, and the entrance hall winds off to the pair of generously sized reception rooms comprising a lounge in excess of 16' and a formal dining room. Complimenting the already generous downstairs accommodation is a conservatory that makes the perfect spot for enjoying the landscaped garden, as well as a downstairs cloakroom. At the heart of the home is a well-equipped kitchen breakfast room benefitting from matching wall and floor storage units, and a breakfast bar with a utility room located further off with access to the garden.

Upstairs, there are four good sized bedrooms with an en suite shower room off the principal. Three of the bedrooms also benefit from integral wardrobes for additional storage, and located off the landing is a further storage cupboard and family bathroom.

The truly captivating aspect of the property is its meticulously landscaped rear garden. Part patio for al fresco dining and part laid to artificial, low maintenance lawn, there are raised sleepers, a pond, and a pagoda for enjoying sunny days. There is an incredible garden studio fitted with lighting, underfloor heating, and electrics, culminating in the perfect home office, summerhouse, or outside rec room. And if the green space on offer was not enough, the home sits meters away from New Hall Valley Country Park.

Bursting with features and commanding a lot of space for a property in its location, Vixen Close is a family home that simply demands to be seen to be appreciated.

Its location is perfectly suited to family life with access to good local schools, bus stops, amenities, travel links to Sutton Coldfield, Birmingham City Centre, and further afield via the motorway.





Property Specification

MATURE CORNER PLOT
DOUBLE GARAGE
SUBSTANTIAL DRIVEWAY
DETACHED FAMILY HOME
TWO RECEPTION ROOMS

Porch 5' 9" x 5' 7" (1.74m x 1.69m)

Reception Hall 6' 2" x 13' 2" (1.89m x 4.01m)

Guest Cloakroom 5' 4" x 3' 9" (1.62m x 1.15m)

Lounge 18' 1" x 11' 8" (5.50m x 3.56m)

Dining Room 10' 9" x 10' 10" (3.28m x 3.30m)

Conservatory 10' 2" x 10' 4" (3.11m x 3.14m)

Kitchen/Breakfast Room 10' 8" x 12' 11" (3.25m x 3.94m)

Utility 8' 10" x 5' 1" (2.69m x 1.55m)

Master Bedroom 13' 10" x 10' 10" (4.21m x 3.31m)

Master En-suite 5' 8" x 6' 1" (1.72m x 1.85m)

Bedroom 2 10' 2" x 11' 9" (3.10m x 3.58m)

Bedroom 3 8' 3" x 10' 1" (2.51m x 3.08m)

Bedroom 4 10' 10" x 7' 10" (3.31m x 2.38m)

Bathroom 5' 7" x 6' 8" (1.70m x 2.04m)

Double Garage



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: 10th July 2024

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

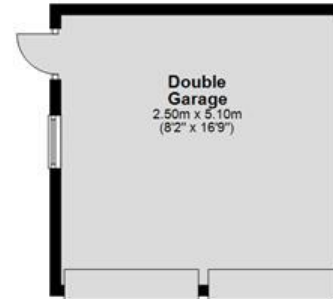
Council tax band: F

Tenure: Freehold

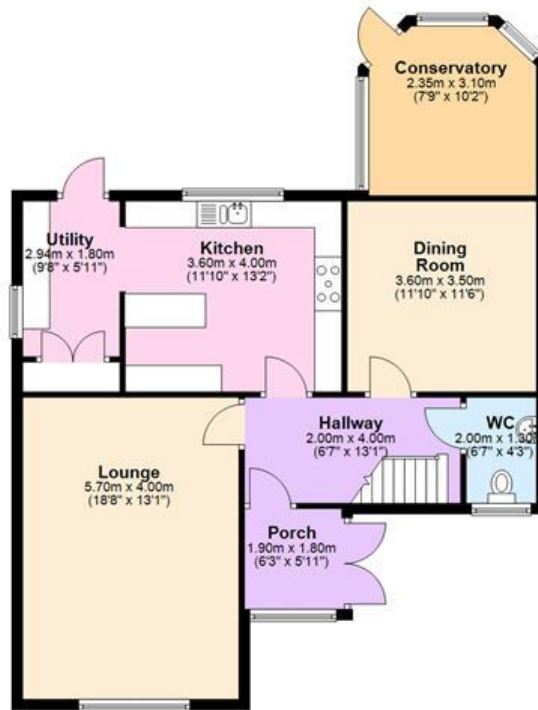
Floor Plan

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

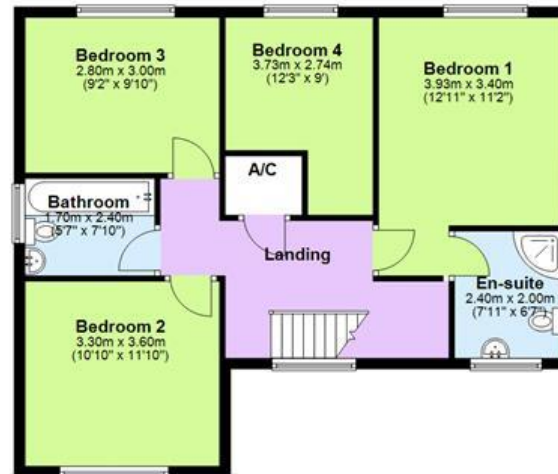
Outbuilding



Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

