

ACRES

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- * Remarkably positioned, four bedroomed detached home
- * En-suite shower room to master & family bathroom
- * Impressive, dual aspect family lounge
- * Delightful fitted breakfast kitchen and side utility
- * Attractive dining room & rear conservatory
- * Guest cloakroom/WC, porch and halls
- * Landscaped gardens having rear, superb garden room
- * Double garage and multivehicular drive
- * Enchanting aspect to fore
- * Envious position of Sutton Coldfield



6 VIXEN CLOSE, SUTTON COLDFIELD, B76 1JY ~ Offers in Excess of £600,000

Set beautifully upon an enviable, private and mature plot, having been delightfully maintained during its tenure, this truly superb, four bedroomed, detached and freehold family home epitomizes luxury, thorough design and tasteful décor to comprise an exciting opportunity. Spacious living quarters throughout the accommodation blend contemporary furnishings and timeless charm with the expansive proportions being bathed in natural light. Local amenities are found in abundance and can be obtained via a short walk into Walmley Village and Wylde Green, boasting a plethora of cafes, daily essentials, restaurants and a sprinkling of public houses, together with access to green spaces through trails and public parks, the home's position is nothing short of excellent. Impressive educational opportunities are provided for all ages with readily available bus services granting ease of commute to surround towns and city centre locations. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), interior privileges briefly comprises: Porch, deep and welcoming entrance hall, doors radiate to a substantial, dual aspect family lounge, fitted breakfast kitchen giving access to utility, attractive dining room with sliding doors to rear conservatory, and a guest cloakroom/WC. To the first floor are four generous bedrooms, the master boasting en-suite shower room, all further rooms are serviced by a family bathroom. Externally, captivating, manicured lawn with a variety of shrubs and plants leads to the accommodation having a side multivehicular drive advancing to a double garage. To the rear, a landscaped garden with raised sleepers providing artificial lawn and leading to a tremendous garden room. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a multi vehicular block-paved drive having gravel and lawn, providing a scattering of mature shrubs and bushes, access is gained into the accommodation via a PVC double glazed door into:

PORCH: PVC double glazed windows lead to fore, having further PVC double glazed obscure windows and door giving access into:

DEEP AND WELCOMING ENTRANCE HALL: Doors radiate to a dual-aspect, sizeable family lounge, superbly fitted breakfast kitchen, dining room, guest cloakroom / WC and under stairs cloaks area, radiator, stairs off to first floor.

DUAL-ASPECT FAMILY LOUNGE: 17'11 x 11'7: PVC double glazed windows to fore and to side, gas coal-effect fire set on a granite style hearth having matching surround and stone style mantel over, radiators, space for a complete lounge suite, door back to hall.

FITTED BREAKFAST KITCHEN: 12'7 x 10'6: PVC double glazed window to rear, matching wall and base units with integrated oven having grill over, recesses for free-standing fridge / freezer, dishwasher and space for single freezer, roll edged work surfaces having matching upstands and integrated four ring gas hob with extractor canopy over, one and a half sink drainer unit, breakfast bar with space for stools, door back to hall and access is given into:

UTILITY: 8'8 x 5'0: PVC double glazed window to side having obscure glazed door leading to rear, matching wall and base units with recesses below for washing machine, roll edged work surfaces with matching upstands having integrated sink drainer unit, radiator, access back into fitted breakfast kitchen.

DINING ROOM: 11'2 x 10'9: PVC double glazed window to side, PVC double glazed sliding doors lead to rear conservatory, radiator, door back to hall.

REAR CONSERVATORY: 10'2 x 9'8: PVC double glazed windows to rear having double doors opening to patio, tiled flooring, ceiling air circulator and sliding double doors open back to dining room.

GUEST CLOAKROOM / W.C: PVC double glazed obscure window to fore, suite comprising low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and floors, door back to hall.

STAIRS & LANDING: Stainless steel balustrades having wood over give access to first floor, PVC double glazed window leads to fore, access is given into four bedrooms, family bathroom and storage, radiator.

BEDROOM ONE: 13'5 x 11'3 (max) / 11'0 (min): PVC double glazed windows to rear and to side, fitted wardrobes with overhead storage and recess for bed, radiator, door to landing and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, corner shower with sliding curved doors, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 11'8 x 10'2: PVC double glazed window to fore, fitted sliding mirrored wardrobes, radiator and door to landing.

BEDROOM THREE: 9'11 x 8'3: PVC double glazed window to rear, radiator and door to landing.

BEDROOM FOUR: 10'9 (into door recess) x 8'1 (max) / 7'9 (min): PVC double glazed window to rear, fitted wardrobes having overhead storage, recess for bed to centre, radiator and door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath with bi-folding splash screen, low level WC and floating wash hand basin, radiator, tiled splashbacks and door to landing.

REAR GARDEN: Paved patio leads from conservatory and utility giving access to raised timber sleepers housing artificial turf, paving continues to a pagoda with a PVC double glazed door opening to garage and a PVC double glazed sliding door opening to:

GARDEN ROOM: 15'0 x 6'8: Suitable for entertaining or office / study, having underfloor heating, electrical access, PVC double glazed sliding doors open to garden.

GARAGE: 16'6 x 16'4: (Please check suitability for your own vehicle use) Up & over electronically operated garage doors to fore, PVC double glazed side door & window give access back to garden.



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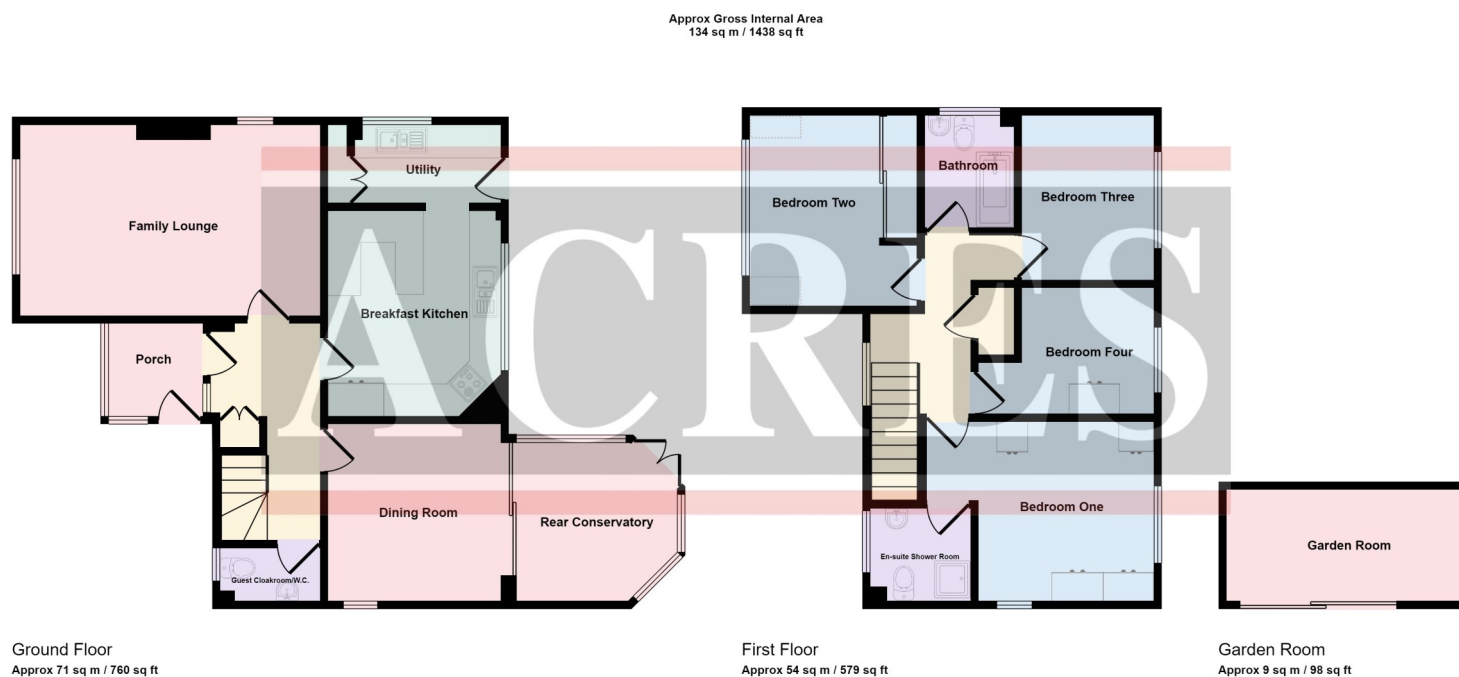
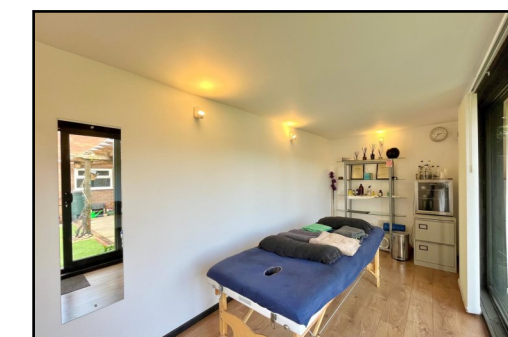
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: F

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		