

Fox Close  
, Sutton Coldfield, West Midlands, B75 7JG

Offers In Excess Of £575,000

# Property Features

---

- Modern and Extended Family Home
- Open Entrance Hall
- Lounge
- Family Room
- Open Plan Breakfast Kitchen Area
- Guest Cloakroom
- Master Bedroom with En-suite
- Four Further Bedrooms
- Two Family Bathroom
- Gym, Landscaped Rear and Fore Gardens, Driveway Area

## Full Description

---

Taylor Cole Estate Agents are thrilled to present this modern and extended family home which offers spacious living accommodation, UPVC double glazing and gas fired central heating, with the accommodation briefly comprising: open entrance hall, lounge, family room, open plan breakfast kitchen area, guest cloakroom, master bedroom with en-suite, four further bedrooms, two family bathrooms, gym, landscaped rear and fore garden, tarmacadam driveway. Early internal viewing is considered essential.

This magnificent family home provides an excellent opportunity for any family or individuals wishing to acquire a 'turnkey' property located on a modern residential development close to all amenities. The property is positioned behind a landscaped fore garden made up of two lawned areas, block paved border and block paved path which leads to the composite front entrance door with open recess porch above, tarmacadam driveway providing off road parking along with access to the side entrance gate.

### OPEN ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having ceiling light point, staircase off to first floor landing, modern column radiator, quartz tiled flooring with matching upstands, glass panelled oak door into:

### LOUNGE

10' 1" x 16' 9" (3.07m x 5.11m)

Offering superb floor space for free standing lounge furniture and has a UPVC double glazed window overlooking the front aspect, ceiling light point, wall sockets, TV connection point, telephone connection point (subject to regulations), feature fire display recess with natural stone surround and matching hearth, two modern column radiators, oak flooring, open arch into:

### FAMILY ROOM

17' 0" x 9' 7" (5.18m x 2.92m)

Currently being utilised as the dining room, this superb additional room provides versatile space and has a double glazed roof light, ceiling downlighters, brick and UPVC construction, double glazed windows surround overlooking the rear garden, UPVC double glazed French doors with fitted blinds opening out to the rear patio, upright modern column radiator, wall socket, oak flooring.

### OPEN ASPECT BREAKFAST KITCHEN

14' 1" x 16' 9" (4.29m x 5.11m)

This most superb of open aspect kitchen areas begins with the matching range of high gloss handleless base units and drawers with integrated 'Beko' dishwasher, integrated 'Beko' washing machine, full height integrated fridge/freezer, built in 'John Lewis' double oven with additional storage above and beneath, ceiling to floor pull-out condiment cupboard adjacent, quartz working surfaces with matching upstands and triple pull-out socket point, inset stainless steel one and a half bowl sink with hot and cold mixer tap over and



drainer grooves adjacent, four ring 'John Lewis' induction hob with electric extractor hood over, recess for free standing seating beneath, matching range of wall units offering further storage space, feature tiled surround, UPVC double glazed window overlooking the rear garden, modern column radiator, TV connection point, door into the storage cupboard enclosing the 'Baxi' combination boiler and additional storage space, ceiling downlighters, UPVC double glazed window to the front aspect, quartz tiled flooring with underfloor heating and matching upstands.

#### GUEST CLOAKROOM

5' 2" x 3' 7" (1.57m x 1.09m)

This matching suite comprises of a close coupled WC, corner hand wash basin with hot and cold mixer tap over, toiletry storage beneath and tiled splashback above, obscure UPVC double glazed window to the front aspect, ceiling light point, modern column radiator, quartz tiled flooring.



#### FIRST FLOOR LANDING

Having a stunning feature glass and oak staircase with stainless steel fittings, UPVC double glazed window to the rear, ceiling light point, wall socket, door into the linen cupboard, door into:

#### BEDROOM ONE

10' 5" x 16' 8" (3.18m x 5.08m)

The spacious master bedroom provides ample floor space for free standing bedroom furniture and has a fitted range of wardrobes enclosing hanging rails and shelving units, twin ceiling to floor sliding doors, UPVC double glazed window to the rear, two ceiling light points, two modern column radiators, wall sockets, UPVC double glazed window to the front aspect, door into:



#### EN-SUITE

8' 2" x 4' 10" (2.49m x 1.47m)

This luxury en-suite has modern ceiling to floor tiled surround with matching flooring, along with a three piece suite which comprises of a close coupled WC, double hand wash basin with hot and cold mixer tap over and toiletry storage drawers beneath, corner shower unit with waterfall shower head, detachable hose and fitted body jets, glass side screen and sliding glass doors, ceiling downlighters, obscure UPVC double glazed window to the front aspect, wall mounted heated towel rail, built-in bluetooth speakers.

#### BEDROOM TWO

9' 4" x 9' 3" (2.84m x 2.82m)

Again being a double bedroom and having a feature panelled wall, ceiling light point, UPVC double glazed window to the front, wall socket, modern column radiator.



#### BEDROOM THREE

11' 2" x 7' 2" (3.4m x 2.18m)

Currently being utilised as a dressing room, the third bedroom has a UPVC double glazed window to the rear, ceiling light point, modern column radiator, wall socket, fitted wardrobe enclosing hanging rails and shelving unit with twin ceiling to floor sliding doors.

#### FAMILY BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

This superb three piece suite comprises of a double hand wash basin with hot and cold mixer tap over, toiletry storage drawers beneath and vanity mirror over with inset lighting, close coupled WC, panelled jacuzzi bath with hot and cold mixer tap over and detachable hose, upright modern column radiator, two obscure UPVC double glazed windows to the front, extractor fan, ceiling downlighters, built-in bluetooth speakers, ceiling to floor tiled surround with matching flooring.



#### SECOND FLOOR LANDING

Benefitting from an abundance of natural light through its large obscure UPVC double glazed window positioned to the rear, ceiling light point, wall socket, door into:

#### BEDROOM FOUR

10' 2" x 10' 8" (3.1m x 3.25m)

This additional guest bedroom has UPVC double glazed windows to both the front and rear, ceiling light point, modern column radiator, wall socket.

#### BEDROOM FIVE

11' 2" x 10' 8" (3.4m x 3.25m)

Being another double bedroom and having dual UPVC double glazed windows to both the rear and front, ceiling light point, modern column radiator, wall socket.

#### SECOND FLOOR BATHROOM

6' 10" x 5' 0" (2.08m x 1.52m)

The modern suite boasts marble ceiling to floor tiled surround and matching floor, free standing bath with hot and cold mixer tap over and detachable hose, close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage drawers beneath, double glazed 'Velux' window to the front, ceiling downlighters, extractor fan, modern column radiator.

#### OUTSIDE

##### GYM

Incorporated within the garage conversion, this versatile room is currently being used as a home gym and provides potential to be used as a home office, snug or playroom, with the room itself having ceiling downlighters, UPVC double glazed window to the front aspect, 'Dimplex' electric heater, wall socket, telephone connection point (subject to regulations), TV connection point, double doors into additional storage space.

##### LANDSCAPED REAR GARDEN

The modern landscaped rear garden offers a low maintenance outdoor area and begins with the slabbed paved patio which provides superb outdoor seating and entertainment space, along with access to the side entrance gate, external cold water tap and free standing timber shed, a sleeper tiered artificial lawned area continues beyond and has raised stone chipped borders and covered pergola, timber fencing to all boundaries.

##### ANTI MONEY LAUNDERING

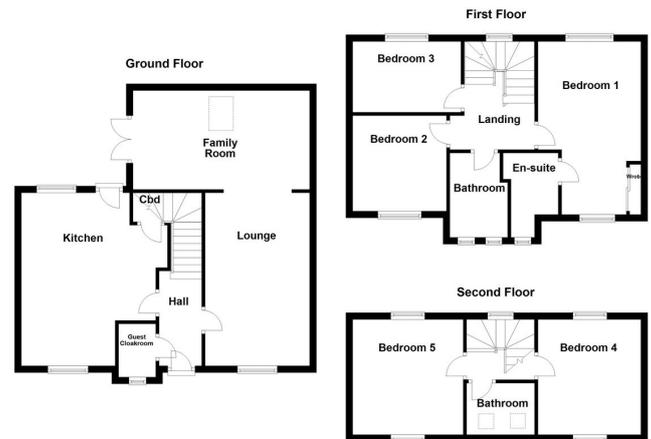
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

##### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

##### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



6a Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements